

ORDINANCE NO. 3072-08

**An Ordinance Amending Ordinance No. 1671-89, as amended (EMC Title 19, the Zoning Code); Ordinance No. 1847-92, as amended; Ordinance No. 3002-07; Ordinance No. 2307-98; Ordinance No. 2345-98; and Ordinance No. 2657-02
Related to Core Residential Area Development and Design Standards**

WHEREAS, the Housing Element of the Comprehensive Plan includes strategies to encourage high quality residential development in areas around the downtown, including possible amendments to the zoning code, such as reducing allowed building heights, allowing unlimited densities, and adopting design standards and guidelines more compatible with the north Everett lot pattern and existing neighborhoods; and

WHEREAS, the City hired MAKERS to develop detailed design standards for the Core Residential area; and a public survey was taken, presentations were made to neighborhood groups, and public workshops were held on July 18, 2006, October 17, 2006, and March 6, 2007; and

WHEREAS, proposed amendments were coordinated with proposed amendments to historic overlay zone standards; and

WHEREAS, a SEPA environmental review was completed for the proposed amendments and a Determination of Non-Significance was finalized on December 6, 2007; and

WHEREAS, Planning Commission public hearings were held on December 11, 2007 and February 19, 2008, and recommended approval of the amendments; and

WHEREAS, the proposed revisions are consistent with the criteria for updating the Zoning text:

1. The proposed amendments are consistent with the applicable provisions of the Everett Comprehensive plan; and
2. The proposed amendments bear a substantial relation to public health, safety or welfare; and
3. The proposed amendments promote the best long term interests of the Everett Community.

NOW THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Subsection D of Section 3 of Ordinance No. 1847-92, as amended by Section 33 of Ordinance 2909-06, Section 2 of Ordinance 2657-02, and Sections 20-22 of Ordinance 2397-99 (EMC 19.4.020), which currently reads as follows:

D. "D" Terms

"Day care center, commercial" means a day care facility for more than twelve children or adults.

"Day care, family home" means day care provided in the home as an incidental use to the principal residential use of the property, for up to twelve children full time, or six adults full time, or as otherwise provided by the state of Washington.

"Day, working" means any day which the city administrative offices are open for normal business.

"Density" means a ratio of dwelling units to lot area, usually expressed in terms of dwellings per acre or square feet of land area per dwelling unit.

"Detoxification center, drug rehabilitation" means a state-licensed facility where alcohol and drug abusers can be placed in lieu of incarceration for detoxification from the effects of alcohol and drugs.

"Development" means all structures, uses or other alterations or modifications of the natural landscape occurring above or below ground or water on a particular lot.

"Development permit" means any permit issued by the city to use or develop property that must be issued before initiating the use or development.

"Directional sign" means a single- or double-faced sign not exceeding six square feet in surface area per side, designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience. Advertising on said signs shall be limited to incidental graphics such as trade names and trademarks.

"Directory sign, on-premises" means a sign located on a lot or within a business or office complex which is used to direct persons who are already on the premises to a particular business or office within the business or office complex.

"Disabled person" means a person who is defined as handicapped under the provisions of the federal Fair Housing Act Amendments of 1988.

"Dish antenna" means a parabolic-shaped antenna which is designed to receive television broadcasts or other electronic communication signals. The antenna is considered as an accessory structure unless it is attached to the principal building, in which case it is considered a building appurtenance.

"Drainage facility" means the system of collecting, conveying and storing surface and storm water runoff. Drainage facilities shall include but not be limited to all surface and storm water runoff conveyance and containment facilities, including streams, pipelines, channels, ditches,

wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade.

“Drive-in window or station” means a window or station used for providing service to customers who remain seated in their vehicle to conduct a business transaction, such as are commonly found at restaurants, financial institutions, or other similar businesses.

“Driveway” means an area of property designed to provide access between a street and a building or parking area.

“Duplex” means a detached building containing two dwelling units, each with a kitchen, designed for and occupied by two families living independently of each other in separate dwelling units.

“Dwelling” means one or more habitable rooms which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation, which meets the minimum requirements of the Everett Housing Code, and in which all habitable rooms are internally accessible from within the dwelling.

“Dwelling, multiple-family” means a building or portion of a building arranged or designed to be occupied by three or more families living independently of each other, including triplexes, fourplexes, apartment buildings, and stacked dwelling units.

“Dwelling, single-family attached” means a building containing more than one dwelling attached only by a common wall or walls, but not stacked in a manner that individual dwelling units are located above or below other dwelling units.

“Dwelling, single-family detached” means a detached building designed for and occupied by one family only, sharing no common walls with other dwelling units.

“Dwelling, two-family”: See “duplex.”

“Dwelling unit, accessory” means an additional room or set of rooms located within an owner-occupied single-family dwelling and designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the owner’s family and subject to the limitations of Section 39.020(D) of this title.

is hereby amended to read as follows:

D. “D” Terms

“Day care center, commercial” means a day care facility for more than twelve children or adults.

“Day care, family home” means day care provided in the home as an incidental use to the principal residential use of the property, for up to twelve children full time, or six adults full time, or as otherwise provided by the state of Washington.

“Day, working” means any day which the city administrative offices are open for normal business.

“Density” means a ratio of dwelling units to lot area, usually expressed in terms of dwellings per acre or square feet of land area per dwelling unit.

“Detoxification center, drug rehabilitation” means a state-licensed facility where alcohol and drug abusers can be placed in lieu of incarceration for detoxification from the effects of alcohol and drugs.

“Development” means all structures, uses or other alterations or modifications of the natural landscape occurring above or below ground or water on a particular lot.

“Development permit” means any permit issued by the city to use or develop property that must be issued before initiating the use or development.

“Directional sign” means a single- or double-faced sign not exceeding six square feet in surface area per side, designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience. Advertising on said signs shall be limited to incidental graphics such as trade names and trademarks.

“Directory sign, on-premises” means a sign located on a lot or within a business or office complex which is used to direct persons who are already on the premises to a particular business or office within the business or office complex.

“Disabled person” means a person who is defined as handicapped under the provisions of the federal Fair Housing Act Amendments of 1988.

“Dish antenna” means a parabolic-shaped antenna which is designed to receive television broadcasts or other electronic communication signals. The antenna is considered as an accessory structure unless it is attached to the principal building, in which case it is considered a building appurtenance.

“Drainage facility” means the system of collecting, conveying and storing surface and storm water runoff. Drainage facilities shall include but not be limited to all surface and storm water runoff conveyance and containment facilities, including streams, pipelines, channels, ditches, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade.

“Drive-in window or station” means a window or station used for providing service to customers who remain seated in their vehicle to conduct a business transaction, such as are commonly found at restaurants, financial institutions, or other similar businesses.

“Driveway” means an area of property designed to provide access between a street and a building or parking area.

“Duplex” means a detached building containing two dwelling units, each with a kitchen, designed for and occupied by two families living independently of each other in separate dwelling units.

“Dwelling” means one or more habitable rooms which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation, which meets the

minimum requirements of the Everett Housing Code, and in which all habitable rooms are internally accessible from within the dwelling.

“Dwelling, cottage housing” means small detached dwelling units clustered around a central common open space. “Dwelling, multiple-family” means a building or portion of a building arranged or designed to be occupied by three or more families living independently of each other, including triplexes, fourplexes, apartment buildings, and stacked dwelling units.

“Dwelling, rear yard infill” means one or more dwelling units constructed on the rear portion of a lot containing one or more residential dwellings on the front portion of the lot.

“Dwelling, single-family attached” means a building containing more than one dwelling attached only by a common wall or walls, but not stacked in a manner that individual dwelling units are located above or below other dwelling units.

“Dwelling, single-family detached” means a detached building designed for and occupied by one family only, sharing no common walls with other dwelling units.

“Dwelling, two-family”: See “duplex.”

“Dwelling unit, accessory” means an additional room or set of rooms located within an owner-occupied single-family dwelling and designed, arranged, occupied or intended to be occupied by not more than one family as living accommodations independent from the accommodations for the owner’s family and subject to the limitations of Section 39.020(D) of this title.

Section 2. Subsection G of Section 3 of Ordinance 1847-92, as amended by Sections 41-43 of Ordinance 2909-06, Section 3 of Ordinance 2657-02, and Section 13 of Ordinance 2397-99 (EMC 19.4.020), which currently reads as follows:

G. “G” Terms

“Garage” means an accessory building constructed of at least three walls, designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal building.

“Garage, private attached” means a portion of the principal building which is attached by a common wall or substantial roof structure to the principal dwelling designed or used for the storage or shelter of vehicles owned or operated by the occupants of the principal building.

“Geologically hazardous areas” means areas susceptible to erosion, landslide, seismically induced soil failure, or other geological events.

“Geologist” means a person who is licensed in the state of Washington under the provisions of Chapter 18.220 RCW and Chapter 308-15 WAC, and who has at least one year of practical experience in the Pacific Northwest.

“Government administrative offices” means offices for federal, state, county, city or other governmental, public utility, school district, or quasi-public agencies where staff of such agencies are employed in the administration of government or public services. This term does not include correctional facilities, utility facilities, equipment storage or parking, schools, fire

stations, community centers, parks, or other public or quasi-public service uses specifically listed in this title.

“Grade” means the elevation of a lot prior to development.

“Grade, finished” means the elevation of a lot after completion of development.

“Grading” means any excavating, filling, or clearing of land or any combination thereof.

“Gross floor area” means the sum of the gross horizontal areas of the floors of a building or buildings, measured from exterior faces of exterior walls, and from the centerline of common walls.

1. Gross floor area includes: basement space, elevator shafts and stairwell at each floor, mechanical equipment rooms or attic spaces with headroom of seven feet, six inches or more, penthouse floors, interior balconies and mezzanines, and enclosed porches.

2. Gross floor area shall not include: accessory water tanks and cooling towers, mechanical equipment rooms or attic spaces with headroom of less than seven feet, six inches, exterior steps or stairs, terraces, breezeways, and open spaces.

“Ground sign” means a freestanding sign that is five feet or less in height.

“Group home”:

1. Group-Care Homes, Class I. State-licensed foster homes for children (not including nursing homes), homes for handicapped and the mentally ill, and homes for those with developmental disabilities. Group-care homes, class I, are subclassified as follows:

- a. Group-Care Homes, Class I-A. A maximum of six residents and two resident staff;
- b. Group-Care Homes, Class I-B. A maximum of twelve residents and resident staff; and
- c. Group-Care Homes, Class I-C. A maximum of twenty residents and four resident staff.

2. Group-Care Homes, Class II. State-licensed group-care homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional institutionalization, and residential rehabilitation centers for current abusers of alcohol and drugs. Group care homes, class II, are subclassified as follows:

- a. Group-Care Homes, Class II-A. A maximum of six residents and two resident staff;
- b. Group-Care Homes, Class II-B. A maximum of ten residents and two resident staff; and
- c. Group-Care Homes, Class II-C. A maximum of twenty residents and four resident staff.

is hereby amended to read as follows:

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"Garage" means an accessory building constructed of at least three walls, designed or used for the shelter or storage of vehicles owned or operated by the occupants of the principal building.

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"Geologically hazardous areas" means areas susceptible to erosion, landslide, seismically induced soil failure, or other geological events.

"Geologist" means a person who is licensed in the state of Washington under the provisions of Chapter 18.220 RCW and Chapter 308-15 WAC, and who has at least one year of practical experience in the Pacific Northwest.

"Government administrative offices" means offices for federal, state, county, city or other governmental, public utility, school district, or quasi-public agencies where staff of such agencies are employed in the administration of government or public services. This term does not include correctional facilities, utility facilities, equipment storage or parking, schools, fire stations, community centers, parks, or other public or quasi-public service uses specifically listed in this title.

"Grade" means the elevation of a lot prior to development.

"Grade, finished" means the elevation of a lot after completion of development.

"Grading" means any excavating, filling, or clearing of land or any combination thereof.

"Green Roof" means an engineered roofing system that allows for the propagation of rooftop vegetation and while maintaining the integrity of the underlying roof structure and membrane.

"Gross floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from exterior faces of exterior walls, and from the centerline of common walls.

1. Gross floor area includes: basement space, elevator shafts and stairwell at each floor, mechanical equipment rooms or attic spaces with headroom of seven feet, six inches or more, penthouse floors, interior balconies and mezzanines, and enclosed porches.

2. Gross floor area shall not include: accessory water tanks and cooling towers, mechanical equipment rooms or attic spaces with headroom of less than seven feet, six inches, exterior steps or stairs, terraces, breezeways, and open spaces.

"Ground sign" means a freestanding sign that is five feet or less in height.

"Group home":

1. Group-Care Homes, Class I. State-licensed foster homes for children (not including nursing homes), homes for handicapped and the mentally ill, and homes for those with developmental disabilities. Group-care homes, class I, are subclassified as follows:

- a. Group-Care Homes, Class I-A. A maximum of six residents and two resident staff;
- b. Group-Care Homes, Class I-B. A maximum of twelve residents and resident staff; and
- c. Group-Care Homes, Class I-C. A maximum of twenty residents and four resident staff.

2. Group-Care Homes, Class II. State-licensed group-care homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional institutionalization, and residential rehabilitation centers for current abusers of alcohol and drugs. Group care homes, class II, are subclassified as follows:

- a. Group-Care Homes, Class II-A. A maximum of six residents and two resident staff;
- b. Group-Care Homes, Class II-B. A maximum of ten residents and two resident staff; and
- c. Group-Care Homes, Class II-C. A maximum of twenty residents and four resident staff.

Section 3. Section 2 of Ordinance No. 3002-07 (EMC 19.05 Table 5.1), which reads as follows:

Table 5.1 Residential uses.

USE	ZONE	A-1	R-S	R-1	R-2	R-1A R-2A	R-3L	R-3	R-4 R-5	B-1	B-2 B-2B	B-3	C-1 C-1R	C-2 ES	W-C	M-S	M- M	M-1	M-2
Accessory dwelling unit (21)		I(1)	I(1)	I(1)	I(1)	I(1)													
Adult family home		I	I	I	I	I	I	I	I	I	I	I	I						
Assisted living facility							I	I	I		I	I	I						
Boarding or rooming		I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)		I(2)						
Boardinghouse or roominghouse							I(3)	I(3)	I(3)		I(3)		I(3)						
Caretaker, watchman's quarters (4)														I	I	I	I	I	I
Congregate care facility								I	I	I	I	I	I						
Convalescent or nursing home								I	I		I	I	I						
Dwelling, single-family detached	I	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)		I(5)		I(5)(23)				
Dwelling, single-family attached		III(6)	III(6)	III(6)	III(6)	I(7)	I(7)	I(7)	I(7)		I(7)		I(7)		I(7)(24)				
Dwelling, two-family (duplex) (21)			I(8)	I(8)	I(9)	I(9)	I(9)	I(9)	I(9)	I(9)	I(9)		I(9)		I(9)(24)				
Dwelling, multiple-family							I(7)	I(7)	I(7, 20)	I(10)	I(7)	I(7)	I(7)	I(11)	I(7)(24)				
Dwelling, live/work										I(24)	I(24)	I(24)	I(24)	I(22)	I(24)				
Group home, Class I.A	I	I	I	I	I	I	I	I	I	I	I	I	I						
Group home, Class I.B	I						I	I	I	I	I	I	I						
Group home, Class I.C							I	I	I	I	I	I	I						
Group home, Class II.A, II.B, II.C												III(13)	III(13)						
Home occupation	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)					
Senior citizen housing							I(7)	I(7)	I(7)	I(7)	I(7)	I(7)	I(7)	I(11)	I(7)(24)				
Manufactured home (15)	I	I	I	I	I	I	I	I	I	I	I	I	I						
Mobilehome park (16)		III	III	III	III	III	II	II											
Secure community transition facility (19)																	III(19)	III(19)	III(19)
Temporary shelter home		III(17)	III(17)	III(17)	III(17)	III(17)	III(17)	III(18)	III(18)		III(18)		III(18)						

SPECIAL REGULATIONS FOR ZONING CODE TABLE #5.1

(1) See Section 39.020.D for regulations pertaining to accessory dwelling units.

- (2) Rental of rooms for lodging is limited to two persons in any single-family dwelling. See Section 39.060 for additional standards.
 - (3) The number of boarding rooms shall not exceed the number of dwelling units allowed by the density standards of the zone in which the property is located. See Section 39.060 for additional standards.
 - (4) While the P (public park) and WRM (watershed resource management) zones are not listed in this table, a caretaker's quarters is the only residential use permitted in either zone. See Chapter 33A for regulations for the "P" zone. See Chapter 30A for regulations for the "WRM" zone.
 - (5) See Section 7.010 for development standards for single-family dwellings on lots smaller than five thousand square feet. See Section 7.020 for regulations on accessory buildings.
 - (6) Allowed only through the cluster alternative for subdividing, as provided by Section 39.130.E.
 - (7) Multiple-family development standards of Chapter 15 and multiple-family design guidelines established by city council Resolution No. 4618 shall apply to single-family attached dwelling developments and multiple-family dwelling developments containing three or more dwelling units.
 - (8) Allowed in the R-1 zone only when each dwelling unit may be owner occupied, as provided through zero lot line subdivision, condominium, or residential binding site plan. Minimum lot area for each dwelling may be less than six thousand square feet; provided, that twelve thousand square feet is provided for both dwelling units. Shall comply with Section 7.010. See Section 7.020 for regulations on accessory buildings.
 - (9) Duplexes in any zone and on any sized lot shall comply with Section 7.010. See Section 7.020 for regulations on accessory buildings. The minimum lot area for a duplex in the R-2 zone is 7,500 square feet.
 - (10) Permitted only in mixed-use development in which:
 - a) At least twenty-five percent of the total gross floor area is on the same lot; or
 - b) Ninety percent of the street frontage of the ground floor is used for a permitted nonresidential use.
- Special Regulation (7) also applies to multiple-family dwelling developments in this zone.
- (11) Permitted in this zone only in the area indicated by map number 15-1. Special Regulation (7) also applies to multiple-family dwelling developments in this zone.
 - (12) Permitted only in mixed-use commercial-residential buildings, in which no dwellings are located on the ground floor of the building.
 - (13) See Section 39.105 for regulations for jails, Class II group homes, and correctional facilities.
 - (14) See Section 41.080 for regulations on home occupations.
 - (15) See definition of "manufactured home." A designated manufactured home is allowed in any zone which allows a single-family detached dwelling provided it is on a permanent foundation, is connected to all utilities required by applicable construction codes, and meets all other requirements of this code pertaining to single-family dwellings. Mobilehomes that do not meet this standard may only be allowed in an approved mobilehome park.
 - (16) See Title 17 of the Everett Municipal Code for regulations for mobilehome parks.
 - (17) Permitted only when an accessory use to an existing church facility, and subject to the evaluation criteria of Section 41.150.C.
 - (18) This use shall be subject to the evaluation criteria of Section 41.150.C.
 - (19) See Section 41.150.D.3 for regulations on secure community transition facilities.
 - (20) At that R-4 zone location noted as lots 11, 12, 13, 14 and 15, on the east side of Wetmore Avenue in the 3900 block, known in part as the Climax Land Division, 1st Everett Addition, shall be limited to a maximum height of forty-five feet as required by code provisions for the area.
 - (21) Accessory dwelling units and duplexes are not permitted on lots within easement access short subdivisions, except for existing duplexes as provided under Chapter 18.28 of this code.
 - (22) See Chapter 25 for regulations for live/work units in the C-2ES zone.
 - (23) See Section 39.180 for regulations for live/work units.
 - (24) Prohibited on the Mukilteo tank farm property, except that residential uses are permitted only in mixed-use commercial-residential buildings in which no dwellings are located on the ground floor of the building.

Is hereby amended to read as follows:

Table 5.1 Residential uses.

USE	ZONE	A-1	R-S	R-1	R-2	R-1A R-2A	R-3L	R-3	R-4 R-5	B-1	B-2 B-2B	B-3	C-1 C-1R	C-2 ES	W-C	M-S	M- M	M-1	M-2
Accessory dwelling unit (21)		I(1)	I(1)	I(1)	I(1)	I(1)													
Adult family home		I	I	I	I	I	I	I	I	I	I	I	I						
Assisted living facility							I	I	I		I	I	I						
Boarding or rooming		I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)	I(2)		I(2)						
Boardinghouse or roominghouse							I(3)	I(3)	I(3)		I(3)		I(3)						
Caretaker, watchman's quarters (4)														I	I	I	I	I	I
Congregate care facility								I	I		I	I	I						
Convalescent or nursing home								I	I		I	I	I						
Dwelling, single-family detached	I	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)		I(5)		I(5)(23)				
Dwelling, single-family attached			III(6)	III(6)	III(6)	I(7)	I(7)	I(7)	I(7)	I(7)	I(7)		I(7)		I(7)(24)				
Dwelling, two-family (duplex) (21)				I(8)	I(9)	I(9)	I(9)	I(9)	I(9)	I(9)	I(9)		I(9)		I(9)(24)				
Dwelling, rear yard infill					I(25)			I(25)	I(25)	I(25)	I(25)		I(25)						
Dwelling, cottage housing								I(26)	I(26)										
Dwelling, multiple-family							I(7)	I(7)	I(7, 20)	I(10)	I(7)	I(7)	I(7)	I(11)	I(7)(24)				
Dwelling, live/work										I(24)	I(24)	I(24)	I(24)	I(22)	I(24)				
Group home, Class I.A	I	I	I	I	I	I	I	I	I	I	I	I	I						
Group home, Class I.B	I						I	I	I	I	I	I	I						
Group home, Class I.C							I	I	I	I	I	I	I						
Group home, Class II.A, II.B, II.C												III(13)	III(13)						
Home occupation	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)	I(14)					
Senior citizen housing							I(7)	I(7)	I(7)	I(7)	I(7)	I(7)	I(7)	I(11)	I(7)(24)				
Manufactured home (15)	I	I	I	I	I	I	I	I	I	I	I		I						
Mobilehome park (16)		III	III	III	III	III	II	II											
Secure community transition facility (19)																	III(19)	III(19)	III(19)
Temporary shelter home		III(17)	III(17)	III(17)	III(17)	III(17)	III(17)	III(18)	III(18)		III(18)		III(18)						

SPECIAL REGULATIONS FOR ZONING CODE TABLE #5.1

- (1) See Section 39.020.D for regulations pertaining to accessory dwelling units.
 - (2) Rental of rooms for lodging is limited to two persons in any single-family dwelling. See Section 39.060 for additional standards.
 - (3) The number of boarding rooms shall not exceed the number of dwelling units allowed by the density standards of the zone in which the property is located. See Section 39.060 for additional standards.
 - (4) While the P (public park) and WRM (watershed resource management) zones are not listed in this table, a caretaker's quarters is the only residential use permitted in either zone. See Chapter 33A for regulations for the "P" zone. See Chapter 30A for regulations for the "WRM" zone.
 - (5) Except in the Core residential area, see Section 7.010 for development standards for single-family dwellings on lots smaller than five thousand square feet. See Section 7.020 for regulations on accessory buildings. See section 16 of this ordinance for standards that apply to single family dwellings in the Core residential area.
 - (6) Allowed only through the cluster alternative for subdividing, as provided by Section 39.130.E.
 - (7) All residential development must comply with the applicable development standards and guidelines, which may include standards in the B-3 zone (Chapter 22), Core residential area (Section 16 of this Ordinance), Multiple family design standards (Chapter 15), and/or any applicable overlay design standards and guidelines. Multiple-family development standards of Chapter 15 and multiple-family design guidelines established by city council Resolution No. 4618 shall apply to single-family attached dwelling developments and multiple-family dwelling developments containing three or more dwelling units.
 - (8) Allowed in the R-1 zone only when each dwelling unit may be owner occupied, as provided through zero lot line subdivision, condominium, or residential binding site plan. Minimum lot area for each dwelling may be less than six thousand square feet; provided, that twelve thousand square feet is provided for both dwelling units. Shall comply with Section 7.010. See Section 7.020 for regulations on accessory buildings.
 - (9) Except in the core residential area, duplexes in any zone and on any sized lot shall comply with Section 7.010. See Section 7.020 for regulations on accessory buildings. The minimum lot area for a duplex in the R-2 zone is 7,500 square feet. See section 16 of this ordinance for standards that apply to duplexes in the core residential area.
 - (10) Permitted only in mixed-use development in which:
 - a) At least twenty-five percent of the total gross floor area is on the same lot; or
 - b) Ninety percent of the street frontage of the ground floor is used for a permitted nonresidential use.
- Special Regulation (7) also applies to multiple-family dwelling developments in this zone.
- (11) Permitted in this zone only in the area indicated by map number 15-1. Special Regulation (7) also applies to multiple-family dwelling developments in this zone.
 - (12) Permitted only in mixed-use commercial-residential buildings, in which no dwellings are located on the ground floor of the building.
 - (13) See Section 39.105 for regulations for jails, Class II group homes, and correctional facilities.
 - (14) See Section 41.080 for regulations on home occupations.
 - (15) See definition of "manufactured home." A designated manufactured home is allowed in any zone which allows a single-family detached dwelling provided it is on a permanent foundation, is connected to all utilities required by applicable construction codes, and meets all other requirements of this code pertaining to single-family dwellings. Mobilehomes that do not meet this standard may only be allowed in an approved mobilehome park.
 - (16) See Title 17 of the Everett Municipal Code for regulations for mobilehome parks.
 - (17) Permitted only when an accessory use to an existing church facility, and subject to the evaluation criteria of Section 41.150.C.
 - (18) This use shall be subject to the evaluation criteria of Section 41.150.C.
 - (19) See Section 41.150.D.3 for regulations on secure community transition facilities.
 - (20) At that R-4 zone location noted as lots 11, 12, 13, 14 and 15, on the east side of Wetmore Avenue in the 3900 block, known in part as the Climax Land Division, 1st Everett Addition, shall be limited to a maximum height of forty-five feet as required by code provisions for the area.
 - (21) Accessory dwelling units and duplexes are not permitted on lots within easement access short subdivisions, except for existing duplexes as provided under Chapter 18.28 of this code.
 - (22) See Chapter 25 for regulations for live/work units in the C-2ES zone.

(23) See Section 39.180 for regulations for live/work units.

(24) Prohibited on the Mukiteo tank farm property, except that residential uses are permitted only in mixed-use commercial-residential buildings in which no dwellings are located on the ground floor of the building.

(25) Permitted in the R-2H and Core Residential Areas.

(26) Permitted in the Core Residential Areas only.

Section 4. Section 4 of Ordinance No. 3002-07, (EMC 19.06.Table 6.1), which reads as follows:

Table 6.1 Development standards.

ZONE STANDARDS	A-1	R-S	R-1	R-2	R-1A	R-2A	R-3L	R-3	R-4	R-5	B-1	B-2	B-2B	B-3	C-1 C-1R	C-2 C-2ES	W-C	M-S	M-M (14)	M-1 (14)	M-2
Min. Lot Area	5 acres	9,000 sf (1)	6,000 sf (1)	5,000 sf (1)	5,000 sf (2)	5,000 sf (2)	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5 acres	5 acres	1 acre
Min. Required Setback:																					
Front (3)	25'	20'	20'	20'	20'	20'	20'	20'	10'	10'	None (16)	None (17)	10'	None (18)	None (17)	None (19)	10' (20)	10' (20)	20'	30'	None (21)
Rear (3)	25'	20'	20'	20'	20'	20'	20'(4)	20'(4)	20'(4)	20'(4)	10' (22)	10' (22)	10'	None (22)	10' (22)	None (23)	10' (20)	10' (20)	20' (24)	15' (26)	10' (24)
Side, Street (3)	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	None (16)	None (17)	10'	None (18)	None (17)	None (19)	None (20)	None (20)	15'	30'	None (21)
Side, Interior (3)	10'	5'	5'	5'	5(2)	5(2)	5(5)	5(5)	5(5)	5(5)	None (25)	None (25)	5'(25)	None	None (25)	None (23)	None (20)	None (20)	10' (24)	15' (26)	None (24)
Lot Width, Min.	N/A	60'	50'	50'	50(2)	50(2)	50'	50'	50'	50'	50'	50'	50'	None	50'	50'	50' (20)	50' (20)	100'	150'	100'
Lot Depth, Min.	N/A	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80' (20)	80' (20)	100'	150'	100'
Max. Lot Coverage by Building (37)	N/A	35%	35%	40%	40% (2)	40% (2)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	N/A	N/A
Max. Building Height	35' (6)	28'(7)	28'(7)	28'(7)	28'(7)	28'(7)	35'(8)	45'(8)	80'(8)	80'(8)	28'	35' (27)	28' (27)	(28)	50' (27)	65' (29)	35' (20)	35' (20)	65' (31)	80' (32)	80' (32)
Landscape Category	E	E(9)	E(9)	E(9)	A(10)	A(10)	A(10)	A(10)	A(10)	A(10)	B(33)	B(34)	B(34)	(35)	B(34)	B	B(20)	B(20)	D	D(36)	C
Sign Category	E(11)	E(11)	E(11)	E(11)	E(11)	E(11)	D(12)	D(12)	D(12)	D(12)	C	A	B	C	A	B	B	B	C	C	C
sf = square feet N/A = not applicable																					

SPECIAL REGULATIONS FOR ZONING CODE DEVELOPMENT STANDARDS TABLE #6.1

- (1) See Section 39.130 for lot area averaging in plats and the cluster alternative for subdividing for single-family attached dwellings. In the R-2 zone, minimum lot area for single-family dwellings with alley access shall be 4,500 square feet. The minimum required lot area for a duplex in the R-2 zone shall be 7,500 square feet.
- (2) The following standards apply to single-family attached developments of three or more dwellings on a lot in the R-1(A) and R-2(A) zones:
 - a) Minimum lot area in the R-1A zone shall be eleven thousand square feet. Minimum lot area in the R-2A zone shall be nine thousand square feet. There shall be no minimum lot area requirement for individual lots within a single-family attached subdivision.
 - b) Minimum interior side setback shall be ten feet, except that it shall be fifteen feet when abutting a lot in the R-S, R-1 or R-2 zone.
 - c) Minimum lot width shall be seventy-five feet. There shall be no minimum lot width requirement for individual lots within a single-family attached subdivision.
 - d) All developments shall comply with Chapter 15 of this title (Multiple-family development standards) and the multiple-family design guidelines adopted by city council Resolution No. 4618.
 - e) Lot coverage requirements do not apply to single-family attached developments reviewed under the multiple-family development standards of Chapter 15 of this title and the multiple-family design guidelines.
 - f) There shall be no minimum interior side setback requirement for individual lots within a single-family attached subdivision.
- (3) See Section 39.150 for exceptions to required setback standards. See Section 7.020 for setback regulations for buildings which are accessory to residential uses.
- (4) See Section 15.040.A.2 for exception to rear setback requirement for multiple-family dwellings.
- (5) Minimum setback for multiple-family dwellings shall be twenty-five feet when abutting R-S or R-1 zones, and fifteen feet when abutting R-2 zones. Building setbacks for buildings which are permitted to exceed thirty-five feet in height shall be an additional five feet for each ten feet or fraction thereof by which the building exceeds thirty-five feet in height for only those portions of the building which exceed thirty-five feet in height.
- (6) Agricultural structures may have a maximum building height of fifty feet.
- (7) See Section 7.020 for maximum permitted height of accessory buildings.
- (8) Twenty-eight feet for any portion of building within fifty feet of lots located in the R-S, R-1, R-2, R-1A or R-2A zones. In the R-4 and R-5 zones, forty-five feet when located at least fifty feet but less than two hundred feet from lots located in the R-S, R-1, R-2, R-1A or R-2A zones.
- (9) Landscape Category E for single-family detached or two-family (duplex) dwellings. Landscape Category B for permitted nonresidential uses.
- (10) Landscape Category B for permitted nonresidential uses. Landscape Category E for single-family detached or two-family (duplex) dwellings.
- (11) Sign Category D for permitted nonresidential uses.
- (12) Sign Category E for single-family detached and two-family (duplex) dwellings.
- (13) See Chapter 22 of this title for additional regulations for the B-3 zone.
- (14) See Chapter 27 of this title for additional regulations for the M-1 zone. See Chapter 28 of this title for additional regulations for the M-M zone. See Chapter 25 of this title for additional regulations for the C-2ES zone.
- (15) No minimum lot area requirement in commercial and industrial zones for above ground utility and communications facilities.
- (16) Except for permitted residential uses, new buildings shall be constructed up to the front property line for a minimum of fifty percent of the length of all facades facing the front property line. Residential buildings shall have a minimum setback of ten feet, except when part of a mixed-use commercial-residential building, minimum setbacks for nonresidential use shall apply. Service stations shall have a setback of ten feet.
- (17) The following uses, where permitted, shall have a minimum setback of ten feet along any abutting street frontage, which shall be landscaped with Type III landscaping: vehicle service station; truck, boat and other vehicle sales or rental; vehicle washing facilities; commercial or commuter parking facilities; hotels and motels; residential uses; retail or wholesale uses involving outdoor display and storage areas; and self service storage.
- (18) See Section 22.020.A for setback regulations in the B-3 zone.
- (19) Ten feet when abutting Pacific Avenue or East Marine View Drive.
- (20) See Section 6.080.

- (21) Twenty feet when abutting arterial streets.
- (22) No rear setback required when abutting an improved public alley.
- (23) Ten feet when abutting lots located in residential zones.
- (24) Twenty-five feet when abutting lots located in residential zones.
- (25) Ten feet when abutting lots located in residential zones. Five feet for single-family dwellings and duplexes. Ten feet for service stations.
- (26) Seventy-five feet when abutting lots located in residential zones.
- (27) In this zone, multiple-family dwellings or the residential portions of mixed-use buildings shall be allowed a height of:
 - (a) Eighty feet when located at least three hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least one hundred fifty feet from lots located in the R-3L and R-3 zones.
 - (b) Sixty feet when located at least one hundred fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least seventy-five feet from lots located in the R-3L and R-3 zones.
 - (c) Forty-five feet when located at least one hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
 - (d) Twenty-eight feet when located less than fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
- (28) See Section 22.020.B for building height regulations in the B-3 zone.
- (29) Forty feet when located within one hundred feet of lots located in the R-S, R-1, R-2, R-2(A), R-3L or R-3 zones. Multiple-family dwellings or the residential portions of mixed-use buildings, where permitted, shall be allowed a height of:
 - (a) Eighty feet when located at least three hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least one hundred fifty feet from lots located in the R-3L and R-3 zones.
 - (b) Sixty feet when located at least one hundred fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least seventy-five feet from lots located in the R-3L and R-3 zones.
 - (c) Forty-five feet when located at least one hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
 - (d) Twenty-eight feet when located less than fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
- (30) Thirty-five feet when located within one hundred feet of lots located in the R-S, R-1, R-2, R-1A, R-2A, R-3L or R-3 zones.
- (31) Permitted building height is determined by the distance the building is separated from lots located within residential zones:

Less than 130 feet	= 25 feet
130 feet to 175 feet	= 35 feet
175 feet to 300 feet	= 50 feet
300 feet to 500 feet	= 80 feet
Over 500 feet	= 120 feet
- (32) Forty feet when located within one hundred feet of a residential zone. Aircraft manufacturing plants are permitted to have a building height of one hundred sixty feet.
- (33) Landscape Category E for single-family detached or duplex dwellings.
- (34) Landscape Category E for single-family detached or duplex dwellings. Landscape Category A for single-family attached or multiple-family dwellings.
- (35) Street trees and landscaping shall be provided as required by Section 22.020.D.
- (36) See Section 27.020.B for additional landscaping requirements in the M-1 zone.
- (37) In single-family zones, lots less than 5,000 square feet in area shall be permitted to have a maximum lot coverage of 50 percent.
- (38) Except on the Mukilteo tank farm, in PDO zones the heights may be increased up to 100' through the public review process.

Is hereby amended to read as follows:

Table 6.1 Development standards.

ZONE STANDARDS	A-1	R-S	R-1	R-2	R-1A	R-2A	R-3L	R-3	R-4	R-5	B-1	B-2	B-2B	B-3	C-1 C-1R (39)	C-2 C-2ES (14)	W-C	M-S	M-M (14)	M-1 (14)	M-2
Min. Lot Area	5 acres	9,000 sf (1)	6,000 sf (1)	5,000 sf (1)	5,000 sf (2)	5,000 sf (2)	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	1 acre	5 acres	1 acre
Min. Required Setback:																					
Front (3)	25'	20'	20'	20'	20'	20'	20'	20'	10'	10'	None (16)	None (17)	10'	None (18)	None (17)	None (19)	10' (20)	10' (20)	20'	30'	None (21)
Rear (3)	25'	20'	20'	20'	20'	20'	20'(4)	20'(4)	20'(4)	20'(4)	10' (22)	10' (22)	10' (22)	None (22)	10' (22)	None (23)	10' (20)	10' (20)	20' (24)	15' (26)	10' (24)
Side, Street (3)	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	None (16)	None (17)	10'	None (18)	None (17)	None (19)	None (20)	None (20)	15'	30'	None (21)
Side, Interior (3)	10'	5'	5'	5'	5'(2)	5'(2)	5'(5)	5'(5)	5'(5)	5'(5)	None (25)	None (25)	5'(25)	None	None (25)	None (23)	None (20)	None (20)	10' (24)	15' (26)	None (24)
Lot Width, Min.	N/A	60'	50'	50'	50'(2)	50'(2)	50'	50'	50'	50'	50'	50'	50'	None	50'	50'	50' (20)	50' (20)	100'	150'	100'
Lot Depth, Min.	N/A	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	N/A	80'	80'	80' (20)	80' (20)	100'	150'	100'
Max. Lot Coverage by Building (37)	N/A	35%	35%	40%	40% (2)	40% (2)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	N/A
Max. Building Height	35' (6)	28'(7)	28'(7)	28'(7)	28'(7)	28'(7)	35'(8)	45'(8)	80'(8)	80'(8)	28'	35' (27)	28' (27)	28'	50' (27)	65' (29)	35' (20)	35' (20)	65' (31)	80' (32)	80' (32)
Landscape Category	E	E(9)	E(9)	E(9)	A(10)	A(10)	A(10)	A(10)	A(10)	A(10)	B(33)	B(34)	B(34)	B(35)	B(34)	B	B(20)	B(20)	D	D(36)	C
Sign Category	E(11)	E(11)	E(11)	E(11)	E(11)	E(11)	D(12)	D(12)	D(12)	D(12)	C	A	B	C	A	B	B	B	C	C	C
	sf = square feet N/A = not applicable																				

SPECIAL REGULATIONS FOR ZONING CODE DEVELOPMENT STANDARDS TABLE #6.1

- (1) See Section 39,130 for lot area averaging in plats and the cluster alternative for subdividing for single-family attached dwellings. In the R-2 zone, minimum lot area for single-family dwellings with alley access shall be 4,500 square feet. The minimum required lot area for a duplex in the R-2 zone shall be 7,500 square feet.
- (2) The following standards apply to single-family attached developments of three or more dwellings on a lot in the R-1(A) and R-2(A) zones:
 - a) Minimum lot area in the R-1A zone shall be eleven thousand square feet. Minimum lot area in the R-2A zone shall be nine thousand square feet. There shall be no minimum lot area requirement for individual lots within a single-family attached subdivision.
 - b) Minimum interior side setback shall be ten feet, except that it shall be fifteen feet when abutting a lot in the R-S, R-1 or R-2 zone.
 - c) Minimum lot width shall be seventy-five feet. There shall be no minimum lot width requirement for individual lots within a single-family attached subdivision.

- d) All developments shall comply with Chapter 15 of this title (Multiple-family development standards) and the multiple-family design guidelines adopted by city council Resolution No. 4618.
- e) Lot coverage requirements do not apply to single-family attached developments reviewed under the multiple-family development standards of Chapter 15 of this title and the multiple-family design guidelines.
- f) There shall be no minimum interior side setback requirement for individual lots within a single-family attached subdivision.
- (3) See Section 39.150 for exceptions to required setback standards. See Section 7.020 for setback regulations for buildings which are accessory to residential uses.
- (4) See Section 15.040.A.2 for exception to rear setback requirement for multiple-family dwellings.
- (5) Minimum setback for multiple-family dwellings shall be twenty-five feet when abutting R-S or R-1 zones, and fifteen feet when abutting R-2 zones. Building setbacks for buildings which are permitted to exceed thirty-five feet in height shall be an additional five feet for each ten feet or fraction thereof by which the building exceeds thirty-five feet in height for only those portions of the building which exceed thirty-five feet in height.
- (6) Agricultural structures may have a maximum building height of fifty feet.
- (7) See Section 7.020 for maximum permitted height of accessory buildings.
- (8) Twenty-eight feet for any portion of building within fifty feet of lots located in the R-S, R-1, R-2, R-1A or R-2A zones. In the R-4 and R-5 zones, forty-five feet when located at least fifty feet but less than two hundred feet from lots located in the R-S, R-1, R-2, R-1A or R-2A zones.
- (9) Landscape Category E for single-family detached or two-family (duplex) dwellings. Landscape Category B for permitted nonresidential uses.
- (10) Landscape Category B for permitted nonresidential uses. Landscape Category E for single-family detached or two-family (duplex) dwellings.
- (11) Sign Category D for permitted nonresidential uses.
- (12) Sign Category E for single-family detached and two-family (duplex) dwellings.
- (13) See Chapter 22 of this title for additional regulations for the B-3 zone.
- (14) See Chapter 27 of this title for additional regulations for the M-1 zone. See Chapter 28 of this title for additional regulations for the M-M zone. See Chapter 25 of this title for additional regulations for the C-2ES zone.
- (15) No minimum lot area requirement in commercial and industrial zones for above ground utility and communications facilities.
- (16) Except for permitted residential uses, new buildings shall be constructed up to the front property line for a minimum of fifty percent of the length of all facades facing the front property line. Residential buildings shall have a minimum setback of ten feet, except when part of a mixed-use commercial-residential building, minimum setbacks for nonresidential use shall apply. Service stations shall have a setback of ten feet.
- (17) The following uses, where permitted, shall have a minimum setback of ten feet along any abutting street frontage, which shall be landscaped with Type III landscaping: vehicle service station; truck, boat and other vehicle sales or rental; vehicle washing facilities; commercial or commuter parking facilities; hotels and motels; residential uses; retail or wholesale uses involving outdoor display and storage areas; and self service storage.
- (18) See Section 22.020.A for setback regulations in the B-3 zone.
- (19) Ten feet when abutting Pacific Avenue or East Marine View Drive.
- (20) See Section 6.080.
- (21) Twenty feet when abutting arterial streets.
- (22) No rear setback required when abutting an improved public alley.
- (23) Ten feet when abutting lots located in residential zones.
- (24) Twenty-five feet when abutting lots located in residential zones.
- (25) Ten feet when abutting lots located in residential zones. Five feet for single-family dwellings and duplexes. Ten feet for service stations.
- (26) Seventy-five feet when abutting lots located in residential zones.
- (27) In this zone, multiple-family dwellings or the residential portions of mixed-use buildings shall be allowed a height of:
 - (a) Eighty feet when located at least three hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least one hundred fifty feet from lots located in the R-3L, and R-3 zones.

- (b) Sixty feet when located at least one hundred fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least seventy-five feet from lots located in the R-3L and R-3 zones.
- (c) Forty-five feet when located at least one hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
- (d) Twenty-eight feet when located less than fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
- (28) See Section 22.020.B for building height regulations in the B-3 zone.
- (29) Forty feet when located within one hundred feet of lots located in the R-S, R-1, R-2, R-2(A), R-3L or R-3 zones. Multiple-family dwellings or the residential portions of mixed-use buildings, where permitted, shall be allowed a height of:
 - (a) Eighty feet when located at least three hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least one hundred fifty feet from lots located in the R-3L, and R-3 zones.
 - (b) Sixty feet when located at least one hundred fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones and at least seventy-five feet from lots located in the R-3L and R-3 zones.
 - (c) Forty-five feet when located at least one hundred feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
 - (d) Twenty-eight feet when located less than fifty feet from lots located in the R-S, R-1, R-2, R-1A and R-2A zones.
- (30) Thirty-five feet when located within one hundred feet of lots located in the R-S, R-1, R-2, R-1A, R-2A, R-3L or R-3 zones.
- (31) Permitted building height is determined by the distance the building is separated from lots located within residential zones:
 - Less than 130 feet = 25 feet
 - 130 feet to 175 feet = 35 feet
 - 175 feet to 300 feet = 50 feet
 - 300 feet to 500 feet = 80 feet
 - Over 500 feet = 120 feet
- (32) Forty feet when located within one hundred feet of a residential zone. Aircraft manufacturing plants are permitted to have a building height of one hundred sixty feet.
- (33) Landscape Category E for single-family detached or duplex dwellings.
- (34) Landscape Category E for single-family detached or duplex dwellings. Landscape Category A for single-family attached or multiple-family dwellings.
- (35) Street trees and landscaping shall be provided as required by Section 22.020.D.
- (36) See Section 27.020.B for additional landscaping requirements in the M-1 zone.
- (37) In single-family zones, lots less than 5,000 square feet in area shall be permitted to have a maximum lot coverage of 50 percent.
- (38) Except on the Mukilteo tank farm, in PDO zones the heights may be increased up to 100' through the public review process.
- (39) For properties located within the Core Residential Area, see the development standards in Section 16 of this ordinance.

Section 5. Subsection B of Section 2 of Ordinance 2307-98, (EMC 19.15.010.B), which currently reads as follows:

B. Applicability. Except as otherwise specified in this title, the development standards for multiple-family developments contained in this chapter shall apply to all multiple-family dwellings and single-family attached dwellings in the use zones in which multiple-family or single-family attached developments are allowed. The term "multiple-family" as used in this chapter shall also apply to single-family attached housing comprised of three or more dwellings in a building. These requirements supplement the standards contained in the other sections of the Zoning Code and are to be used to design single-family attached and multiple-family housing sites and buildings. In the event of a conflict between these requirements and the standards of other sections of the Zoning Code, these requirements shall control; provided, however, the requirements established as part of the creation of any historic or design overlay zone shall take precedence over any conflicting requirements in this chapter. When multiple-family housing is to be part of a mixed-use commercial development, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for the reasonable accommodation of mixed-use and commercial development encouraged by the comprehensive plan. When multiple-family housing is proposed to be added as a later phase to an existing multiple-family development which does not meet the requirements contained herein, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for continuity between the existing and proposed phases of development.

Is hereby amended to read as follows:

B. Applicability. Except as otherwise specified in this title, the development standards for multiple-family developments contained in this chapter shall apply to all multiple-family dwellings and single-family attached dwellings in the use zones in which multiple-family or single-family attached developments are allowed. These standards do not apply to residential development in the Core Residential Area, the B-3 zone, or the C-2ES zone. The term "multiple-family" as used in this chapter shall also apply to single-family attached housing comprised of three or more dwellings in a building. These requirements supplement the standards contained in the other sections of the Zoning Code and are to be used to design single-family attached and multiple-family housing sites and buildings. In the event of a conflict between these requirements and the standards of other sections of the Zoning Code, these requirements shall control; provided, however, the requirements established as part of the creation of any historic or design overlay zone shall take precedence over any conflicting requirements in this chapter. When multiple-family housing is to be part of a mixed-use commercial development, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for the reasonable accommodation of mixed-use and commercial development encouraged by the comprehensive plan. When multiple-family housing is proposed to be added as a later phase to an existing multiple-family development which does not meet the requirements contained herein, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for continuity between the existing and proposed phases of development.

Section 6. Section 5 Ordinance No. 3002-07 (EMC 19.15.020), which currently reads as follows:

Calculation of permitted number of dwelling units.

The intent of this section is to implement the Everett comprehensive plan by regulating the permitted density of multiple-family housing in various zone districts.

A. Density Standards. The maximum number of multiple-family dwelling units permitted in each zone shall be as provided by the density standard listed in Table No. 15-1. The total lot area is divided by the density standard indicated below to determine the permitted maximum number of dwellings on the lot. See Section 33D.540(C) or 37.210(C) for lots with environmentally sensitive areas. Compliance with other requirements of this title or other city development standards, such as environmentally sensitive area regulations or surface water requirements, may have the effect of reducing the total number of dwellings that can be built on a site. Achievable density may also be limited by site size, configuration and project design. A project applicant may not be able to achieve the full number of dwelling units that is permitted by the density standards of this section.

TABLE NO. 15-1

PERMITTED MULTIPLE-FAMILY RESIDENTIAL DENSITY

- | | |
|---------------------|---|
| 1. R-1(A) Zone | = 1 dwelling unit per 3,600 square feet (up to 12 DU's per acre) |
| 2. R-2(A) Zone | = 1 dwelling unit per 2,900 square feet (up to 15 DU's per acre) |
| 3. R-3(L) Zone | = 1 dwelling unit per 2,200 square feet (up to 20 DU's per acre) |
| 4. R-3 Zone | = 1 dwelling unit per 1,500 square feet (up to 29 DU's per acre) |
| 5. R-4 Zone | = 1 dwelling unit per 750 square feet (up to 58 DU's per acre) |
| 6. R-5 Zone | = no maximum density requirement |
| 7. B-1 Zone | = 1 dwelling unit per 2,200 square feet ¹ (up to 20 DU's per acre) |
| 8. B-2 Zone | = 1 dwelling unit per 750 square feet ^{2,3} (up to 58 DU's per acre) |
| 9. B-2(B) Zone | = 1 dwelling unit per 1,500 square feet (up to 29 DU's per acre) |
| 10. B-3 Zone | = no maximum density requirement |
| 11. C-1, C-1R Zones | = 1 dwelling unit per 750 square feet ³ (up to 58 DU's per acre) |
| 12. C-2 Zone | = no maximum density requirement ⁴ |
| 13. W-C Zone | = 1 dwelling per 750 square feet (up to 58 DU's per acre) |

¹ Multiple-family dwellings are permitted only in a mixed-use building in which at least twenty-five percent of the gross floor area is devoted to a permitted nonresidential use, or at least ninety percent of the street frontage of the ground floor is devoted to retail use.

² One dwelling per one thousand five hundred square feet in the area located east of Interstate 5 and south of 100th Street SE.

³ No maximum density requirement in the area identified by map number 15-1.

⁴ Housing is allowed only in those C-2 zoned areas identified by map number 15-1.

B. Fractional Number of Dwelling Units. In determining the number of dwellings allowed in a single-family attached or multiple-family development, the lot area is divided by the number of square feet this title requires per dwelling unit. When this computation results in a fraction, the number is rounded down to the next whole number, except that when this computation results in a fraction which equals .5 or larger on lots which contain a minimum of five thousand square feet, the number is rounded up to the next whole number, provided all other requirements of this title can be met.

C. Land Dedicated for Transit Facilities. The land area dedicated for public transit bus pullouts or passenger shelters shall be included in the area of the lot from which the land was dedicated for purposes of calculating permitted number of dwelling units in multiple-family developments.

D. Senior Citizen Housing Density. The number of dwelling units allowed in multiple-family developments devoted exclusively to senior citizen housing shall be ten percent greater than the number of dwelling units allowed by the underlying zoning, as stated in subsection A of this section.

Is hereby amended to read as follows:

Calculation of permitted number of dwelling units.

The intent of this section is to implement the Everett comprehensive plan by regulating the permitted density of multiple-family housing in various zone districts.

A. Density Standards. The maximum number of multiple-family dwelling units permitted in each zone shall be as provided by the density standard listed in Table No. 15-1. The total lot area is divided by the density standard indicated below to determine the permitted maximum number of dwellings on the lot. See Section 33D.540(C) or 37.210(C) for lots with environmentally sensitive areas. Compliance with other requirements of this title or other city development standards, such as environmentally sensitive area regulations or surface water requirements, may have the effect of reducing the total number of dwellings that can be built on a site. Achievable density may also be limited by site size, configuration and project design. A project applicant may not be able to achieve the full number of dwelling units that is permitted by the density standards of this section.

TABLE NO. 15-1

PERMITTED MULTIPLE-FAMILY RESIDENTIAL DENSITY

1. R-1(A) Zone	= 1 dwelling unit per 3,600 square feet (up to 12 DU's per acre)
2. R-2(A) Zone	= 1 dwelling unit per 2,900 square feet (up to 15 DU's per acre)
3. R-3(L) Zone	= 1 dwelling unit per 2,200 square feet (up to 20 DU's per acre)
4. R-3 Zone	= 1 dwelling unit per 1,500 square feet (up to 29 DU's per acre)
5. R-4 Zone	= 1 dwelling unit per 750 square feet (up to 58 DU's per acre)
6. R-5 Zone	= no maximum density requirement
7. B-1 Zone	= 1 dwelling unit per 2,200 square feet ¹ (up to 20 DU's per acre)
8. B-2 Zone	= 1 dwelling unit per 750 square feet ² (up to 58 DU's per acre)
9. B-2(B) Zone	= 1 dwelling unit per 1,500 square feet (up to 29 DU's per acre)
10. B-3 Zone	= no maximum density requirement
11. C-1, C-1R Zones	= 1 dwelling unit per 750 square feet ³ (up to 58 DU's per acre)

13. W-C Zone = 1 dwelling per 750 square feet (up to 58 DU's per acre)

¹ Multiple-family dwellings are permitted only in a mixed-use building in which at least twenty-five percent of the gross floor area is devoted to a permitted nonresidential use, or at least ninety percent of the street frontage of the ground floor is devoted to retail use.

² One dwelling per one thousand five hundred square feet in the area located east of Interstate 5 and south of 100th Street SE.

B. Fractional Number of Dwelling Units. In determining the number of dwellings allowed in a single-family attached or multiple-family development, the lot area is divided by the number of square feet this title requires per dwelling unit. When this computation results in a fraction, the number is rounded down to the next whole number, except that when this computation results in a fraction which equals .5 or larger on lots which contain a minimum of five thousand square feet, the number is rounded up to the next whole number, provided all other requirements of this title can be met.

C. Land Dedicated for Transit Facilities. The land area dedicated for public transit bus pullouts or passenger shelters shall be included in the area of the lot from which the land was dedicated for purposes of calculating permitted number of dwelling units in multiple-family developments.

D. Senior Citizen Housing Density. The number of dwelling units allowed in multiple-family developments devoted exclusively to senior citizen housing shall be ten percent greater than the number of dwelling units allowed by the underlying zoning, as stated in subsection A of this section.

Section 7. Section 7 of Ordinance 2307-98 (EMC 19.15.040), which currently reads as follows:

On-site open space.

The intent of this section is to provide accessible, convenient, and usable on-site open space for the enjoyment of residents of the development, and to enhance the safety of such open space areas. On-site recreation facilities required by this chapter may be located within required open space areas. Compliance with the multiple-family design guidelines is required for designing the on-site open space areas required by this section.

A. On-site open space shall be provided for lots located within the areas indicated on map number 15-1 or map number 15-2 in a courtyard containing a minimum of fifty square feet per dwelling. The open space area required herein may be reduced by fifty percent if the courtyard is located adjacent to the front or street side setback area and visible from the street. Courtyards within the areas indicated on map number 15-1 or map number 15-2 shall meet the following standards:

1. The courtyard shall have a minimum dimension of fifteen feet measured in any direction.
2. On lots which abut an alley to the rear, the rear building setback may be reduced to five feet if a courtyard meeting the standards of this section is located on the site.
3. Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the required courtyard area. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard.
4. The courtyard shall be improved with seating areas, paved walkways, and landscaping to create a passive or active open space area for residents of the development.

B. Each multiple-family development that is located outside of the area identified on map number 15-1 or map number 15-2 shall provide the following amount of common open space:

- | | |
|------------------------------|------------------------------------|
| 1. R-1(A) zone | —400 square feet per dwelling unit |
| 2. R-2(A) zone | —300 square feet per dwelling unit |
| 3. R-3(L) zone | —200 square feet per dwelling unit |
| 4. R-3, B-1, B-2(B) zones | —150 square feet per dwelling unit |
| 5. R-4, B-2, C-1, C-1R zones | —100 square feet per dwelling unit |

C. For lots located outside of the area identified on map number 15-1 or map number 15-2, the common open space required in subsection B of this section shall be provided in accordance with the following standards:

1. Open space areas shall be centrally located so as to be near a majority of the dwelling units, and constructed so as to be accessible to residents and visible from dwellings on-site.

2. The calculation of required common open space shall not include required setback areas except:

a. Interior side setback areas which are contiguous with other on-site common open space areas.

b. Rear setback areas which are contiguous with other on-site common open space areas and which are not part of a street side setback area on corner lots.

3. The required common open space areas shall not be divided into separate areas containing less than four hundred square feet unless the number of dwelling units requires less than four hundred square feet of common open space.

4. The minimum dimension of each open space area, measured in any direction, shall not be less than twenty feet for developments containing less than twenty dwelling units, nor less than thirty feet for developments containing twenty or more dwellings.

5. Open space areas shall be developed with lawn, landscaping, usable active or passive recreation areas, courtyards, seating and walkways. Bark or gravel covering of required common open space areas shall not exceed ten percent. Pavement covering of open space areas shall be limited to active recreation surfaces, walkways, and courtyard areas. Courtyards and open space areas on rooftops or the top of parking structures shall include landscaping and comply with the multiple-family design guidelines.

6. Open space areas shall not be used for surface water quality facilities unless designed as an aesthetic amenity approved by the planning director.

7. Open space areas shall not be used for off-street parking, and parking areas shall not be credited for satisfying the open space requirements. Landscape areas located in parking areas shall not be credited for satisfying on-site open space requirements.

8. Open space areas shall be located and constructed so as to separate children from off-street parking areas, traffic, garbage disposal areas, drainage or water quality facilities or other potential hazards.

Is hereby amended to read as follows:

On-site open space.

The intent of this section is to provide accessible, convenient, and usable on-site open space for the enjoyment of residents of the development, and to enhance the safety of such open space areas. On-site recreation facilities required by this chapter may be located within required open space areas. Compliance with the multiple-family design guidelines is required for designing the on-site open space areas required by this section.

A. Each multiple-family development shall provide the following amount of common open space:

- | | |
|---------------------------|------------------------------------|
| 1. R-1(A) zone | —400 square feet per dwelling unit |
| 2. R-2(A) zone | —300 square feet per dwelling unit |
| 3. R-3(L) zone | —200 square feet per dwelling unit |
| 4. R-3, B-1, B-2(B) zones | —150 square feet per dwelling unit |

5.R-4, B-2, C-1, C-1R zones—100 square feet per dwelling unit

B. , the common open space required in subsection B of this section shall be provided in accordance with the following standards:

1. Open space areas shall be centrally located so as to be near a majority of the dwelling units, and constructed so as to be accessible to residents and visible from dwellings on-site.
2. The calculation of required common open space shall not include required setback areas except:
 - a. Interior side setback areas which are contiguous with other on-site common open space areas.
 - b. Rear setback areas which are contiguous with other on-site common open space areas and which are not part of a street side setback area on corner lots.
3. The required common open space areas shall not be divided into separate areas containing less than four hundred square feet unless the number of dwelling units requires less than four hundred square feet of common open space.
4. The minimum dimension of each open space area, measured in any direction, shall not be less than twenty feet for developments containing less than twenty dwelling units, nor less than thirty feet for developments containing twenty or more dwellings.
5. Open space areas shall be developed with lawn, landscaping, usable active or passive recreation areas, courtyards, seating and walkways. Bark or gravel covering of required common open space areas shall not exceed ten percent. Pavement covering of open space areas shall be limited to active recreation surfaces, walkways, and courtyard areas. Courtyards and open space areas on rooftops or the top of parking structures shall include landscaping and comply with the multiple-family design guidelines.
6. Open space areas shall not be used for surface water quality facilities unless designed as an aesthetic amenity approved by the planning director.
7. Open space areas shall not be used for off-street parking, and parking areas shall not be credited for satisfying the open space requirements. Landscape areas located in parking areas shall not be credited for satisfying on-site open space requirements.
8. Open space areas shall be located and constructed so as to separate children from off-street parking areas, traffic, garbage disposal areas, drainage or water quality facilities or other potential hazards.

Section 8. Subsection C of Section 14 of Ordinance 2307-98 (EMC 19.15.050), which currently reads as follows:

C. Cash Contribution in Lieu of On-Site Recreational Facilities.

1. For multiple-family developments containing less than twenty dwellings, and for multiple-family developments containing twenty or more dwellings which are located within the area indicated on map number 15-1 or map number 15-2, the parks department may allow the applicant to make a voluntary payment to the city in an amount comparable to the cost of acquisition and installation of the recreational facilities as would otherwise be required in lieu of providing the on-site recreation facilities required by this chapter. Acceptance of such a voluntary contribution is discretionary on the part of the city, and shall be permitted only when the size of the development site and its projected population is too small to result in quality recreational facilities, and the improvement of city park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings. Such payments shall be placed in the neighborhood park fund to be used for capital improvements in existing neighborhood parks or

for the development of new parks in the vicinity of the multiple-family dwelling development. The amount of such payment shall be determined by the planning director base on a recommendation of the parks department director.

2. Except for developments within the area indicated on map number 15-1 or map number 15-2, multiple-family dwelling developments containing more than twenty or more dwelling units shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the development in the first phase of construction.

Is hereby amended to read as follows:

C. Cash Contribution in Lieu of On-Site Recreational Facilities.

1. For multiple-family developments containing less than twenty dwellings, the parks department may allow the applicant to make a voluntary payment to the city in an amount comparable to the cost of acquisition and installation of the recreational facilities as would otherwise be required in lieu of providing the on-site recreation facilities required by this chapter. Acceptance of such a voluntary contribution is discretionary on the part of the city, and shall be permitted only when the size of the development site and its projected population is too small to result in quality recreational facilities, and the improvement of city park facilities in the vicinity will be of greater benefit to the residents of the proposed dwellings. Such payments shall be placed in the neighborhood park fund to be used for capital improvements in existing neighborhood parks or for the development of new parks in the vicinity of the multiple-family dwelling development. The amount of such payment shall be determined by the planning director base on a recommendation of the parks department director.

2.

Multiple-family dwelling developments containing more than twenty or more dwelling units shall provide the on-site recreation facilities required by this chapter. Multiple-family dwelling developments which are built in phases of less than twenty dwelling units shall provide on-site recreation facilities for each phase or shall provide the total amount of recreation facilities required for the development in the first phase of construction.

Section 9. Section 1 of Ordinance 2345-98, (EMC 19.15.060), which currently reads as follows:

Off-street parking requirements.

The intent of this section is to require off-street parking for the residents of multiple-family developments to be provided on the development site, and to recognize differences between areas which should have a lesser need for automobile use due to availability of transit service, adequate pedestrian facilities, and the proximity of services within walking distance.

A. Parking for multiple-family dwellings shall be provided according to the location of the property, as provided herein. For purposes of this section, any room other than a kitchen, bathroom, living room or dining room, such as a den, study, office or other similar room shall be considered a bedroom.

1. Lots located within the area designated by map number 15-1 shall provide a minimum of 1.0 parking space per dwelling unit.

2. Lots located within the area designated by map number 15-2 shall provide a minimum of 1.5 parking spaces per dwelling unit for two or fewer bedroom units; and 2.0 parking spaces for dwelling units with three or more bedrooms.

3. Lots in areas outside of the areas designated by map number 15-1 or map number 15-2 shall provide a minimum of 2.0 parking spaces per dwelling unit, except:

a. In mixed-use developments in which at least twenty-five percent of the gross floor area of the development is provided in a permitted nonresidential use, a minimum of 1.5 spaces per dwelling unit with two or fewer bedrooms shall be provided. Parking for nonresidential uses shall be provided as otherwise required by this title.

b. In multiple-family developments with more than one hundred dwelling units, a minimum of 2.0 parking spaces shall be provided for the first one hundred dwellings with two or fewer bedrooms, and a minimum of 1.5 parking spaces shall be provided for each dwelling with two or fewer bedrooms in excess of the first one hundred dwellings. A minimum of 2.0 spaces shall be provided for each dwelling with three or more bedrooms.

4. Single-family attached dwelling developments in the R-1(A) and R-2(A) zones shall provide a minimum of 2.0 parking spaces per dwelling unit.

5. Senior citizen housing developments shall provide a minimum of 1.0 parking space per dwelling unit. The applicant shall provide a covenant in a form acceptable to the city which runs with the land stating that the housing units shall be limited to occupancy by senior citizens. Conversion to non-senior citizen housing shall not be permitted unless meeting the parking standards of this section.

B. Parking spaces and parking garages provided within a multiple-family development shall be for the use of tenants and their invited guests only and shall not be rented, leased or otherwise used by persons who do not reside in the multiple-family development. Parking spaces required by this section shall not be used for storage, boats, trailers, or any purpose other than meeting the off-street parking requirements of this section.

Is hereby repealed. *(see Section 14.B. of this Ordinance for replacement language).*

Section 10. Section 13 of Ordinance 2307-98 (EMC 19.15.070), which currently reads as follows:

Parking location.

The intent of this section is to enhance the safety of parking areas, keep parking from dominating the site, efficiently manage traffic in off-street parking areas, maximize usable open space, and reduce visual impacts on surrounding properties. Compliance with the multiple-family design guidelines is required for meeting the requirements of this section.

A. Parking shall be provided on the same site as the principal building or buildings.

B. Parking shall not be located between the building(s) closest to the street and the street unless approved by the planning director due to steep topography which precludes placement in a location consistent with the multiple-family design guidelines.

C. Parking may be located in the rear setback area when access is from the alley which abuts the rear lot line, except within the street side setback area of corner lots.

D. In the areas designated by map number 15-1 and map number 15-2, parking may be located in the interior side setback area except within the front setback area, provided it is

screened from abutting properties and direct street view by fencing and/or landscaping at least five feet in height above the grade of the parking area.

E. Outside of the areas designated by map number 15-1 and map number 15-2, parking may not be located within any required setback area, except as provided in subsections C or F of this section.

F. Parking which is located below grade may be located within a required front or corner side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below grade parking structure.

G. In multiple-family developments with more than one building, the areas between buildings shall be used for required open space, and the parking and circulation areas shall be located at the perimeter of the site. Except as provided by subsection D of this section, perimeter landscaping shall be provided as required by Chapter 35 of this title.

H. Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access from an abutting alley, not more than fifty percent of parking spaces within a multiple-family development may be placed within a tandem configuration.

Is hereby amended to read as follows:

Parking location.

The intent of this section is to enhance the safety of parking areas, keep parking from dominating the site, efficiently manage traffic in off-street parking areas, maximize usable open space, and reduce visual impacts on surrounding properties. Compliance with the multiple-family design guidelines is required for meeting the requirements of this section.

A. Parking shall be provided on the same site as the principal building or buildings.

B. Parking shall not be located between the building(s) closest to the street and the street unless approved by the planning director due to steep topography which precludes placement in a location consistent with the multiple-family design guidelines.

C. Parking may be located in the rear setback area when access is from the alley which abuts the rear lot line, except within the street side setback area of corner lots.

D. Parking may not be located within any required setback area, except as provided in subsections C or E of this section.

E. Parking which is located below grade may be located within a required front or corner side setback area if situated completely below the level of the abutting sidewalk, and the required landscaping can be provided on top of the below grade parking structure.

F. In multiple-family developments with more than one building, the areas between buildings shall be used for required open space, and the parking and circulation areas shall be located at the perimeter of the site. Except as provided by subsection D of this section, perimeter landscaping shall be provided as required by Chapter 35 of this title.

G. Tandem parking for parking spaces serving the same dwelling unit may be used if the parking is located within the rear setback area and gains access from an abutting alley, or when one of the parking spaces is located within a private garage, and the other is located in the driveway providing access to the parking space within the private garage. Except for developments in which tandem spaces are located within the rear setback area and gain access

from an abutting alley, not more than fifty percent of parking spaces within a multiple-family development may be placed within a tandem configuration.

Section 11. Section 15 of Ordinance No. 2307-98 (EMC 19.15.110) which currently reads as follows:

Measurement of building height.

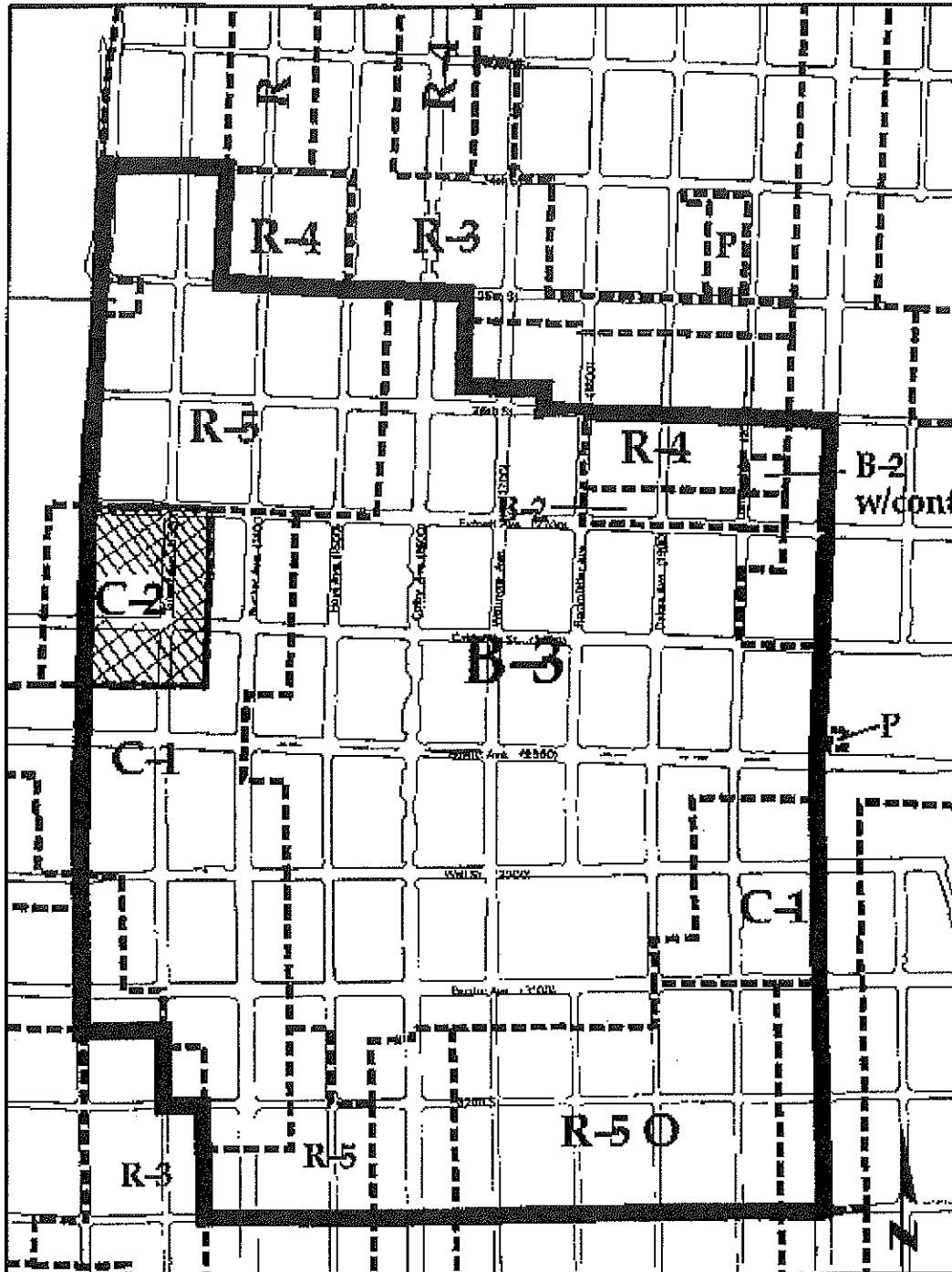
Within the areas identified on map number 15-1 and map number 15-2, building height for multiple-family dwellings shall be measured as the height above the highest point of any public sidewalk immediately contiguous to the lot upon which the building is located, or height above the base elevation, whichever is higher. In the event there is no sidewalk abutting the lot, building height shall be measured from the highest elevation on the front lot line, or height above base elevation, whichever is higher. In areas located outside of map number 15-1 or map number 15-2, building height for multiple-family dwellings shall be measured as height above base elevation.

Is hereby repealed.

Section 12. Section 5 of Ordinance 2307-98, as amended by Ordinance 2345-98 (EMC 19.15.130), which currently reads as follows:

Map number 15-1—CBD multifamily development standards.

Scale: 1 inch = 600 feet

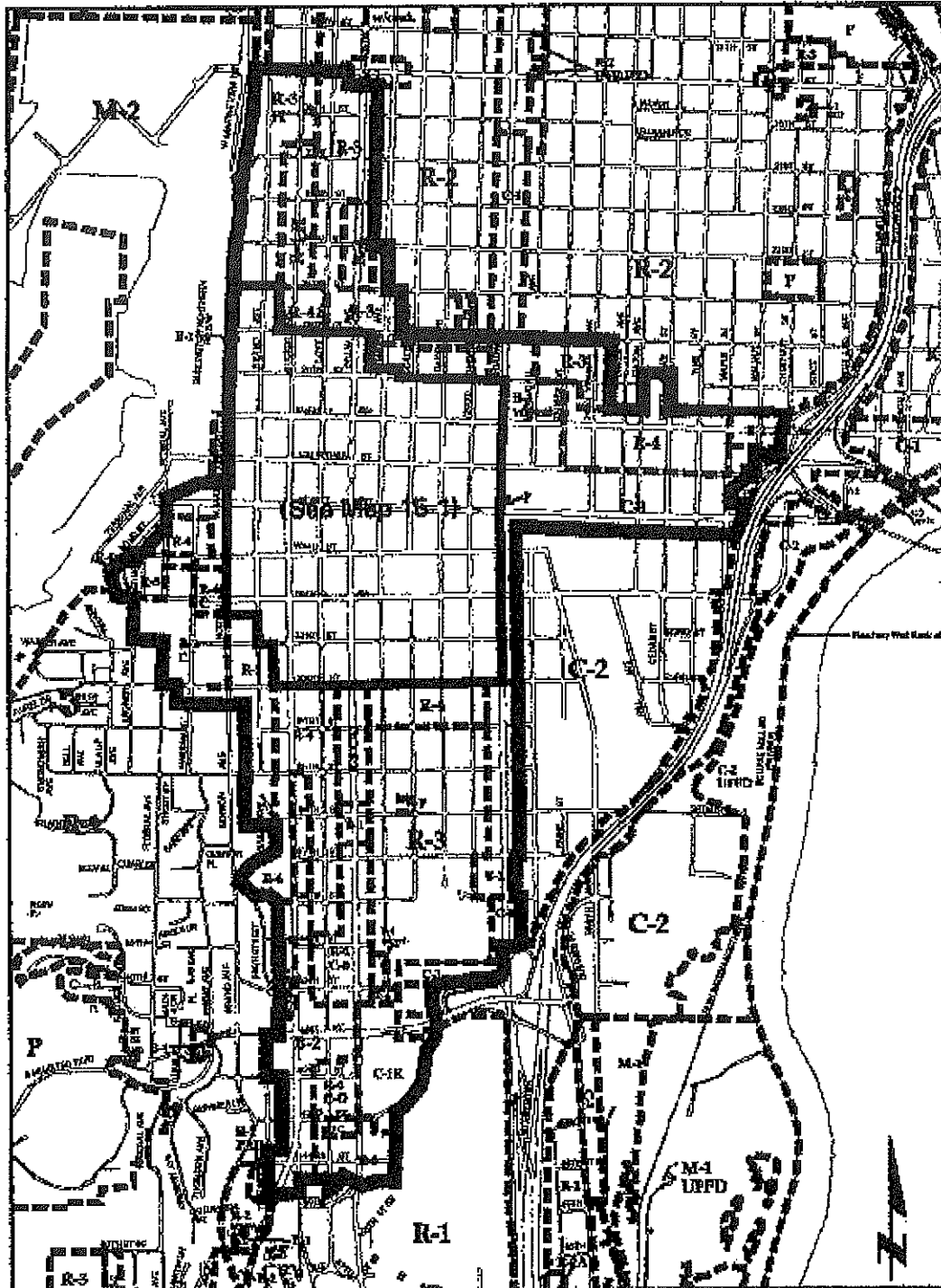


Is hereby repealed.

Section 13. Section 6 of Ordinance 2307-98 (EMC 19.15.140), which currently reads as follows:

Map number 15-2—Core multiple-family area.

Scale: 1 inch = 1600 feet



Is hereby repealed.

Section 14. Section 6 of Ordinance 3002-07 (EMC 19.34.020), which currently reads as follows:

Required off-street parking.

Every building hereafter constructed, reconstructed, expanded or occupied, or use of property hereafter established or modified, shall be provided with off-street parking in accordance with the requirements of this title, as listed in Table #34-1, or as otherwise provided by this chapter when not specifically listed in Table #34-1. The number of parking spaces stated shall be the minimum required. Where parking requirements are based upon square footage of a building, the gross floor area of the building shall be used. See Section 22.020.E of this title for off-street parking requirements in the B-3 zone. See Section 25.010.C of this title for parking requirements in the C-2ES zone.

TABLE #34-1

Off-Street Parking for All Zones Except the B-3 Zone

RESIDENTIAL USES

Use	Parking Requirement
Accessory dwelling units	1 additional space for accessory dwelling
Adult family home	3 per home
Assisted living facilities	1 per each 4 residents
Boarding or rooming	no additional parking required
Boardinghouse, roominghouse	1 per room
Caretaker's quarters	2 per dwelling
Congregate care facilities	0.8 per dwelling
Convalescent or nursing home	1 per each 4 residents
Dwelling, single-family attached	2 per dwelling in R-1A and R-2A zones; see Section 15.060 for other zones
Dwelling, single-family detached	2 per dwelling
Dwelling, two-family (duplex)	2 per dwelling
Dwelling, multiple-family	See Section 15.060
Group homes, Class I.A	3 per dwelling
Group homes, Class I.B	3 per dwelling
Group homes, Class I.C	2 plus 1 per each staff person
Group homes, Class II.A	2 plus 1 per each staff person
Group homes, Class II.B	2 plus 1 per each staff person
Group homes, Class II.B	2 plus 1 per each staff person
Live/work unit	2 per unit
Mobilehome park	See Title 17 of the Everett Municipal Code

Senior citizen housing	1 per dwelling
Temporary shelter homes	See Section 34.030

NONRESIDENTIAL USES

Use

Parking Requirement

AGRICULTURAL USES

Agricultural industries	See Section 34.030
Farm, dairy, horticulture	All parking to be provided on site
Greenhouse, nursery	1 per 400 square feet of indoor retail, 1 per 1,000 square feet of outdoor display or storage area
Greenhouses, wholesale	1 per 800 square feet

BUSINESS / COMMERCIAL

Appliance sales	1 per 600 square feet
Barber shop or beauty salon	2 per station, minimum of 3
Broadcast studio	1 per 400 square feet
Business park	1 per 400 square feet of office area, 1 per 1,000 square feet of warehouse area, 1 per 600 square feet of assembly or light manufacturing area
Building materials, retail or wholesale	1 per 300 square feet of retail area, 1 per 1,000 square feet of warehouse or outdoor storage area
Carpet store	1 per 600 square feet
Consumer services	1 per 600 square feet
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet
Equipment rental	1 per 300 square feet of retail, office or shop use plus 1 per 1,000 square feet of outdoor storage or display area
Farmers' market	See Section 34.030
Financial institutions	1 per 400 square feet
Food bank	1 per 300 square feet
Funeral parlor, mortuary	1 for each 5 seats in chapel
Furniture sales	1 per 600 square feet
Government administrative offices	1 per 400 square feet
Home occupation	Same as required for dwelling
Kennels /pet boarding	3 plus 1 per each employee
Laundromat	1 per each 3 washing machines
Offices	1 per 400 square feet
Personal services	The greater of 3 or 1 per 300 square feet
Printing, duplication services	1 per 400 square feet
Retail sales, indoors	1 per 300 square feet
Retail sales, outdoors	1 per each 1,000 square feet of outdoor display area
Self-serve storage facility	1 per each 300 square feet of office area, plus 2 for manager's living quarters

Shopping center	1 per 300 square feet
Veterinary clinic	1 per 400 square feet
EATING AND BEVERAGE USES	
Bakery, retail	3 plus 1 per 300 square feet
Brewery, micro-	1 per 600 square feet, 1 per 100 square feet for area used for on-premises consumption
Espresso stand	1 plus 1 per employee
Restaurants	1 per 100 square feet
Tavern	1 per 100 square feet
ENTERTAINMENT USES	
Adult use businesses	
Live entertainment	1 per 100 square feet
Motion picture theater	1 per each 3 seats
Panoram	1 per each 2 panoram devices, or 1 per 300 square feet, whichever is greater
Art gallery	1 per 400 square feet
Artist studio	1 per 1,000 square feet
Bingo hall	1 per 50 square feet in free-standing building, 1 per 100 square feet in shopping center
Casino, mini-	See Section 34.030
Convention, exhibition center	See Section 34.030
Library	See Section 34.030
Museum	1 per 400 square feet
Nightclub	1 per 100 square feet
Private club, fraternal organization	See Section 34.030
Theater or theater complex	1 space for each 3 seats
Video game arcade	1 per 300 square feet
INDUSTRIAL USES	
Aircraft assembly	1 per 600 square feet
Bakery, wholesale	1 per 600 square feet
Bottling plant	1 per 600 square feet
Brewery, distillery or winery	1 per 600 square feet
Bulk fuel sales, storage	3 plus 1 per each employee working at any one time
Cabinet shop	1 per 600 square feet
Dry cleaning, laundry plant	1 per 600 square feet
Electronic instrument manufacturing	1 per 600 square feet
Food products processing	1 per 600 square feet
Heavy manufacturing	1 per 600 square feet
Light manufacturing	1 per 600 square feet

Outdoor storage of bulk materials, large equipment	3 plus 1 per each employee
Research and testing laboratories	1 per 400 square feet of office, 1 per 600 square feet of laboratory or shop area
Warehouse, wholesale distribution	1 per 1,000 square feet
Welding, fabrication, machine shops	1 per 600 square feet

LODGING

Bed and breakfast house	2 for operator plus 1 per guest room
Hotel, motel	1 per guest room plus half the normally required parking for accessory uses such as restaurant or cafe

MEDICAL USES

Blood or plasma donation	1 per 200 square feet
Clinic	1 per 200 square feet
Medical-related activities	1 per 200 square feet
Opiate substitution treatment facility	1 per 200 square feet

RECREATIONAL USES

Bowling alley	4 spaces per lane
Health, athletic, fitness club	1 per 200 square feet
Marinas	See Section 34.030
Miniature golf course	2 per hole
Outdoor recreation, commercial or public	See Section 34.030
Skating rinks	1 per 100 square feet of skating area

SPECIAL PROPERTY USE

Aircraft landing facilities	See Section 34.030
Church	1 per each 5 seats in nave or chapel
Crematorium	See Section 34.030
Daycare, commercial	1 per each 10 children or 1 employee, whichever is greater, plus 1 loading space for each 20 children
Daycare, family home	2 plus 1 for each staff person not living on premises
Detoxification center, drug rehabilitation	See Section 34.030

HEAVY INDUSTRIAL USES, the following

Aggregates extraction and related manufacturing	See Section 34.030
---	--------------------

Batch plant	See Section 34.030
Blast furnaces	1 per 600 square feet
Drop forge	1 per 600 square feet
Power generation plant	See Section 34.030

Hospital	See Section 34.030
Jails and correctional facilities	See Section 34.030

Parks or playgrounds, public	See Section 34.030
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Public service buildings, uses	See Section 34.030
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SCHOOLS

College, university	See Section 34.030
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Pre-school to grade 12	See Section 34.030
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Studios for private instruction (art, music, dance, and similar uses)	1 per 300 square feet
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Vocational training	1 per each 2 seats in classroom area
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Social service facility	See Section 34.030
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UTILITIES

Above ground utility and communications facilities,

major	See Section 34.030
-------	--------------------

minor	None
-------	------

Below ground utilities	None
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Recycling/ composting facilities	See Section 34.030
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Solid waste transfer stations	See Section 34.030
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Sewage treatment facilities	See Section 34.030
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TRANSPORTATION USES

Parking facilities, commercial	Not applicable
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Parking facilities, commuter	Not applicable
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Passenger terminals	See Section 34.030
---------------------	--------------------

Railroad yards	See Section 34.030
----------------	--------------------

Shipping, marine	See Section 34.030
------------------	--------------------

Shipping, trucking terminal	All business vehicle and employee parking shall be provided on-site
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Transit station, supportive and incidental uses	See Section 34.030
---	--------------------

VEHICLE RELATED USES

Boat building	1 per 600 square feet
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Boat storage	1 per 3,000 square feet of storage area
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Body repair, painting	3 plus 2 per service bay (each space in a service bay counts as a
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	parking space)
Dismantling (indoor only)	1 per 1,000 square feet
Impound, storage or tow yard	1 per 500 square feet of building area
Maintenance, service (heavy or light)	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Sales or rental	1 per 250 square feet of office, plus 1 per 300 square feet of service area, plus 1 per 1,000 square feet of showroom area
Service (gasoline) station	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Washing facility	Paved parking/holding area equal in area to the washing area and vacuum stations

Is hereby amended to read as follows:

Required off-street parking.

A. Every building hereafter constructed, reconstructed, expanded or occupied, or use of property hereafter established or modified, shall be provided with off-street parking in accordance with the requirements of this title, as listed in Table #34-1, or as otherwise provided by this chapter when not specifically listed in Table #34-1. The number of parking spaces stated shall be the minimum required. Where parking requirements are based upon square footage of a building, the gross floor area of the building shall be used. See Section 22.020.E of this title for off-street parking requirements in the B-3 zone. See Section 25.010.C of this title for parking requirements in the C-2ES zone.

TABLE #34-1

Off-Street Parking for All Zones Except the B-3 Zone

RESIDENTIAL USES

Use	Parking Requirement
Accessory dwelling units	1 additional space for accessory dwelling
Adult family home	3 per home
Assisted living facilities	1 per each 4 residents
Boarding or rooming	no additional parking required
Boardinghouse, roominghouse	1 per room
Caretaker's quarters	2 per dwelling
Congregate care facilities	0.8 per dwelling
Convalescent or nursing home	1 per each 4 residents
Dwelling, single-family attached	2 per dwelling in R-1A and R-2A zones; see Section 15.060 for other zones
Dwelling, single-family detached	2 per dwelling

Dwelling, two-family (duplex)	2 per dwelling
Dwelling, rear yard infill	See subsection B
Dwelling, cottage	1.5 spaces per dwelling
Dwelling, multiple-family	See subsection B.
Group homes, Class I.A	3 per dwelling
Group homes, Class I.B	3 per dwelling
Group homes, Class I.C	2 plus 1 per each staff person
Group homes, Class II.A	2 plus 1 per each staff person
Group homes, Class II.B	2 plus 1 per each staff person
Group homes, Class II.B	2 plus 1 per each staff person
Live/work unit	2 per unit
Mobilehome park	See Title 17 of the Everett Municipal Code
Senior citizen housing	1 per dwelling
Temporary shelter homes	See Section 34.030

NONRESIDENTIAL USES

Use

AGRICULTURAL USES

Agricultural industries	See Section 34.030
Farm, dairy, horticulture	All parking to be provided on site
Greenhouse, nursery	1 per 400 square feet of indoor retail, 1 per 1,000 square feet of outdoor display or storage area
Greenhouses, wholesale	1 per 800 square feet

BUSINESS / COMMERCIAL

Appliance sales	1 per 600 square feet
Barber shop or beauty salon	2 per station, minimum of 3
Broadcast studio	1 per 400 square feet
Business park	1 per 400 square feet of office area, 1 per 1,000 square feet of warehouse area, 1 per 600 square feet of assembly or light manufacturing area
Building materials, retail or wholesale	1 per 300 square feet of retail area, 1 per 1,000 square feet of warehouse or outdoor storage area
Carpet store	1 per 600 square feet
Consumer services	1 per 600 square feet
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet
Equipment rental	1 per 300 square feet of retail, office or shop use plus 1 per 1,000 square feet of outdoor storage or display area
Farmers' market	See Section 34.030
Financial institutions	1 per 400 square feet
Food bank	1 per 300 square feet
Funeral parlor, mortuary	1 for each 5 seats in chapel
Furniture sales	1 per 600 square feet

Parking Requirement

Government administrative offices	1 per 400 square feet
Home occupation	Same as required for dwelling
Kennels /pet boarding	3 plus 1 per each employee
Laundromat	1 per each 3 washing machines
Offices	1 per 400 square feet
Personal services	The greater of 3 or 1 per 300 square feet
Printing, duplication services	1 per 400 square feet
Retail sales, indoors	1 per 300 square feet
Retail sales, outdoors	1 per each 1,000 square feet of outdoor display area
Self-serve storage facility	1 per each 300 square feet of office area, plus 2 for manager's living quarters
Shopping center	1 per 300 square feet
Veterinary clinic	1 per 400 square feet
EATING AND BEVERAGE USES	
Bakery, retail	3 plus 1 per 300 square feet
Brewery, micro-	1 per 600 square feet, 1 per 100 square feet for area used for on-premises consumption
Espresso stand	1 plus 1 per employee
Restaurants	1 per 100 square feet
Tavern	1 per 100 square feet
ENTERTAINMENT USES	
Adult use businesses	
Live entertainment	1 per 100 square feet
Motion picture theater	1 per each 3 seats
Panoram	1 per each 2 panoram devices, or 1 per 300 square feet, whichever is greater
Art gallery	1 per 400 square feet
Artist studio	1 per 1,000 square feet
Bingo hall	1 per 50 square feet in free-standing building, 1 per 100 square feet in shopping center
Casino, mini-	See Section 34.030
Convention, exhibition center	See Section 34.030
Library	See Section 34.030
Museum	1 per 400 square feet
Nightclub	1 per 100 square feet
Private club, fraternal organization	See Section 34.030
Theater or theater complex	1 space for each 3 seats
Video game arcade	1 per 300 square feet
INDUSTRIAL USES	

Aircraft assembly	1 per 600 square feet
Bakery, wholesale	1 per 600 square feet
Bottling plant	1 per 600 square feet
Brewery, distillery or winery	1 per 600 square feet
Bulk fuel sales, storage	3 plus 1 per each employee working at any one time
Cabinet shop	1 per 600 square feet
Dry cleaning, laundry plant	1 per 600 square feet
Electronic instrument manufacturing	1 per 600 square feet
Food products processing	1 per 600 square feet
Heavy manufacturing	1 per 600 square feet
Light manufacturing	1 per 600 square feet
Outdoor storage of bulk materials, large equipment	3 plus 1 per each employee
Research and testing laboratories	1 per 400 square feet of office, 1 per 600 square feet of laboratory or shop area
Warehouse, wholesale distribution	1 per 1,000 square feet
Welding, fabrication, machine shops	1 per 600 square feet
LODGING	
Bed and breakfast house	2 for operator plus 1 per guest room
Hotel, motel	1 per guest room plus half the normally required parking for accessory uses such as restaurant or cafe
MEDICAL USES	
Blood or plasma donation	1 per 200 square feet
Clinic	1 per 200 square feet
Medical-related activities	1 per 200 square feet
Opiate substitution treatment facility	1 per 200 square feet
RECREATIONAL USES	
Bowling alley	4 spaces per lane
Health, athletic, fitness club	1 per 200 square feet
Marinas	See Section 34.030
Miniature golf course	2 per hole
Outdoor recreation, commercial or public	See Section 34.030
Skating rinks	1 per 100 square feet of skating area
SPECIAL PROPERTY USE	
Aircraft landing facilities	See Section 34.030
Church	1 per each 5 seats in nave or chapel
Crematorium	See Section 34.030

Daycare, commercial	1 per each 10 children or 1 employee, whichever is greater, plus 1 loading space for each 20 children
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Detoxification center, drug rehabilitation	See Section 34.030
HEAVY INDUSTRIAL USES, the following	
Aggregates extraction and related manufacturing	See Section 34.030
Batch plant	See Section 34.030
Blast furnaces	1 per 600 square feet
Drop forge	1 per 600 square feet
Power generation plant	See Section 34.030
Hospital	See Section 34.030
Jails and correctional facilities	See Section 34.030
Parks or playgrounds, public	See Section 34.030
Public service buildings, uses	See Section 34.030
SCHOOLS	
College, university	See Section 34.030
Pre-school to grade 12	See Section 34.030
Studios for private instruction (art, music, dance, and similar uses)	1 per 300 square feet
Vocational training	1 per each 2 seats in classroom area
Social service facility	See Section 34.030
UTILITIES	
Above ground utility and communications facilities,	
major	See Section 34.030
minor	None
Below ground utilities	None
Recycling/ composting facilities	See Section 34.030
Solid waste transfer stations	See Section 34.030
Sewage treatment facilities	See Section 34.030
TRANSPORTATION USES	
Parking facilities, commercial	Not applicable

Parking facilities, commuter	Not applicable
Passenger terminals	See Section 34.030
Railroad yards	See Section 34.030
Shipping, marine	See Section 34.030
Shipping, trucking terminal	All business vehicle and employee parking shall be provided on-site
Transit station, supportive and incidental uses	See Section 34.030

VEHICLE RELATED USES

Boat building	1 per 600 square feet
Boat storage	1 per 3,000 square feet of storage area
Body repair, painting	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Dismantling (indoor only)	1 per 1,000 square feet
Impound, storage or tow yard	1 per 500 square feet of building area
Maintenance, service (heavy or light)	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Sales or rental	1 per 250 square feet of office, plus 1 per 300 square feet of service area, plus 1 per 1,000 square feet of showroom area
Service (gasoline) station	3 plus 2 per service bay (each space in a service bay counts as a parking space)
Washing facility	Paved parking/holding area equal in area to the washing area and vacuum stations

B. Off-street parking requirements for multiple family dwellings and rear yard infill dwellings.

The intent of this section is to require off-street parking for the residents of multiple-family developments to be provided on the development site, and to recognize differences between areas which should have a lesser need for automobile use due to availability of transit service, adequate pedestrian facilities, and the proximity of services within walking distance. The intent is also to provide incentive to retain existing historic structures or other residential dwellings.

1. Parking for multiple-family dwellings shall be provided according to the location of the property, as provided herein. For purposes of this section, any room other than a kitchen, bathroom, living room or dining room, such as a den, study, office or other similar room shall be considered a bedroom.

a. Lots located within area A on map number 1 shall provide a minimum of 1.0 parking space per dwelling unit.

b. Lots located within area B on map number 1 and rear yard infill dwellings in the R-2H zones shall provide a minimum of

(1) one infill unit only: 1 parking space per dwelling unit;

(2) more than one infill unit and multiple family units: 1 parking space per dwelling unit for units with one or fewer bedrooms and 1-1/2 parking spaces per dwelling unit for units with two or more bedrooms.

c. Lots in areas outside of the areas designated on map number 1 shall provide a minimum of 2.0 parking spaces per dwelling unit, except:

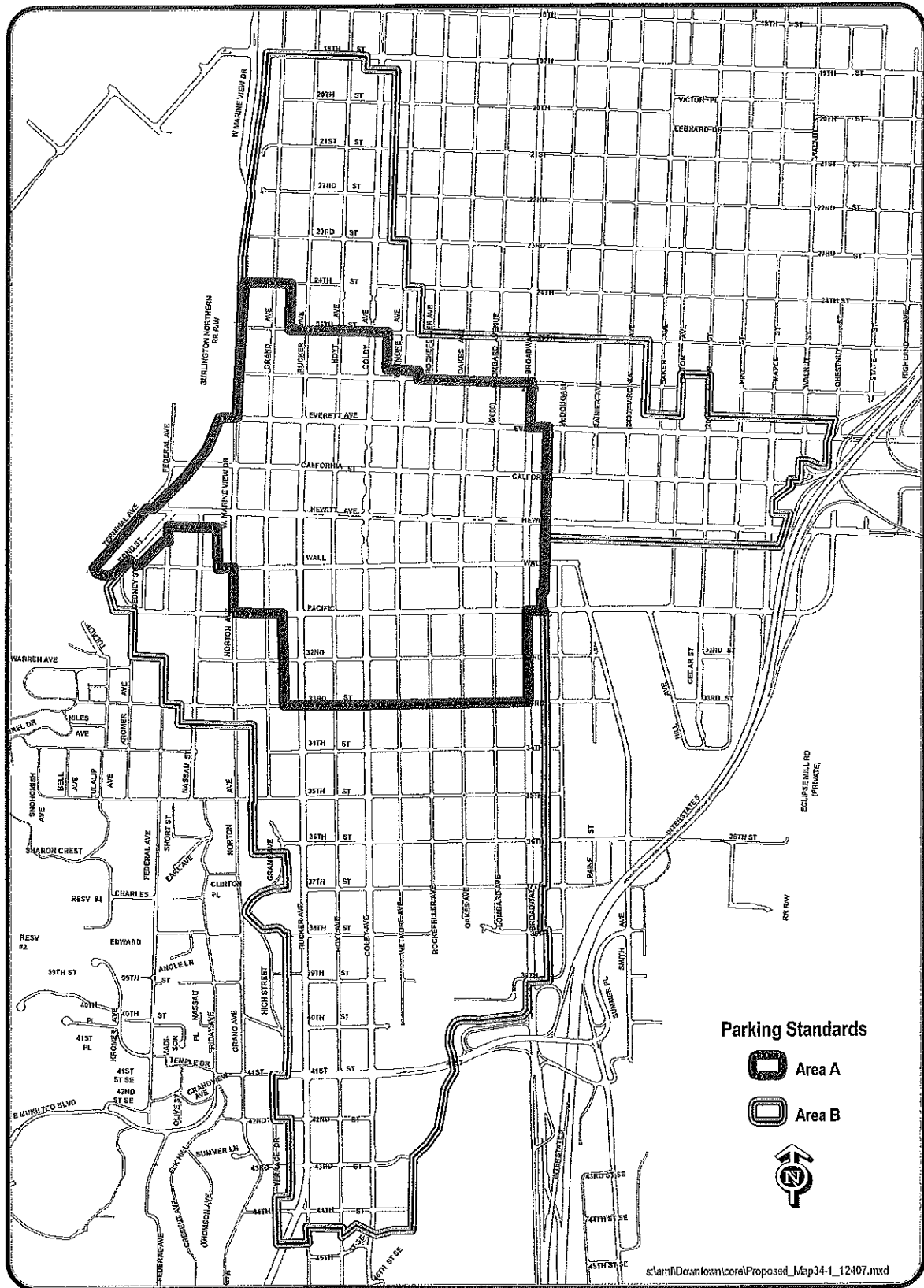
(1) In mixed-use developments in which at least twenty-five percent of the gross floor area of the development is provided in a permitted nonresidential use, a minimum of 1.5 spaces per dwelling unit with two or fewer bedrooms shall be provided. Parking for nonresidential uses shall be provided as otherwise required by this title.

(2) In multiple-family developments with more than one hundred dwelling units, a minimum of 2.0 parking spaces shall be provided for the first one hundred dwellings with two or fewer bedrooms, and a minimum of 1.5 parking spaces shall be provided for each dwelling with two or fewer bedrooms in excess of the first one hundred dwellings. A minimum of 2.0 spaces shall be provided for each dwelling with three or more bedrooms.

d. Developments in the R-1(A) and R-2(A) zones shall provide a minimum of 2.0 parking spaces per dwelling unit.

e. Senior citizen housing developments shall provide a minimum of 1.0 parking space per dwelling unit. The applicant shall provide a covenant in a form acceptable to the city which runs with the land stating that the housing units shall be limited to occupancy by senior citizens. Conversion to non-senior citizen housing shall not be permitted unless meeting the parking standards of this section.

2. Parking spaces and parking garages provided within a multiple-family development shall be for the use of tenants and their invited guests only and shall not be rented, leased or otherwise used by persons who do not reside in the multiple-family development. Parking spaces required by this section shall not be used for storage, boats, trailers, or any purpose other than meeting the off-street parking requirements of this section.



Map number 1.

Section 15. Section 30 of Ordinance 2657-02 (EMC 19.34.060), which currently reads as follows:

H. For location of off-street parking for multiple-family dwellings, see Section 15.070

Is hereby amended to read as follows:

H. For location of off-street parking for multiple-family dwellings, see the applicable design standards for the area in which the property is located.

Section 16: Ordinance 1671-89, as amended (EMC Title 19, the Zoning Code) shall be amended by the addition of the following chapter:

Core Residential Development and Design Standards

A. Introduction

1. Purpose of the Design Standards and Guidelines

- a. To promote a broad range of housing opportunities in the core area of the city.
- b. To encourage development that enhances safety.
- c. To create an attractive environment for residents.
- d. To reinforce and enhance the desirable qualities of the city's core residential areas.

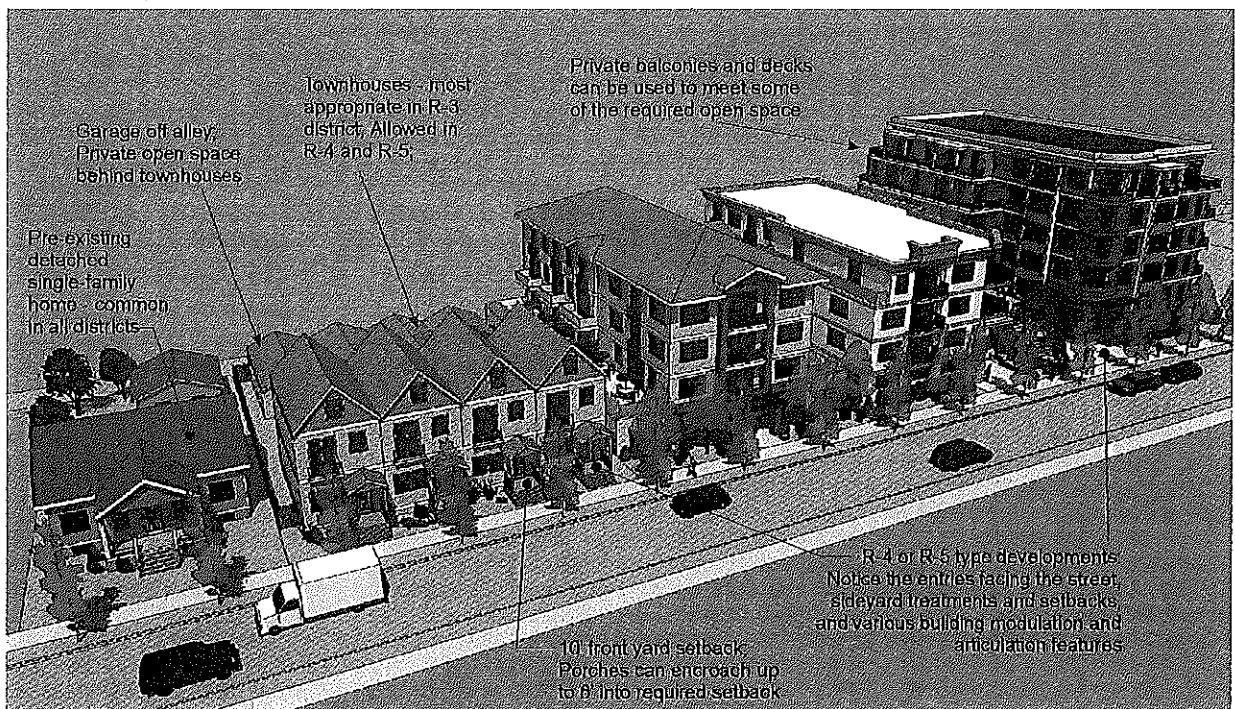


Figure 1. Illustrating key strategies of the design standards.



Figure 2. Illustrating key design standards for R-5 zoned properties.

2. Applicability

All of the design standards and guidelines herein apply to new construction featuring residential uses in the core residential area defined in Figure 3, with the following exceptions:

- a. Major exterior remodels include all remodels within a three year period whose value exceeds fifty percent of the value of the existing structure, as determined by the City of Everett valuation methods. Standards that involve repositioning the building or reconfiguring site development, as determined by the City, shall not apply to major exterior remodels.
- b. Minor exterior remodels include all remodels within a three year period with value of fifty percent of the building valuation or less, as determined by the City of Everett valuation methods. For minor exterior remodels, the requirement is only that the proposed improvements meet the standards and/or guidelines and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.
- c. The standards herein do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

The standards and guidelines supplement the other applicable standards in the zoning code. In the event of a conflict between these requirements and the standards of other sections of the zoning code, these requirements shall control; provided, however, the requirements established as part of the creation of any historic or design overlay zone shall take precedence over any conflicting requirements in this chapter. When residential uses are to be part of a mixed use commercial development, the requirements contained herein shall apply, but may be modified by the planning director as needed to provide for the reasonable accommodation of mixed use and commercial development encouraged by the comprehensive plan. The multiple family development standards in Chapter 15 do not apply in the core residential area.

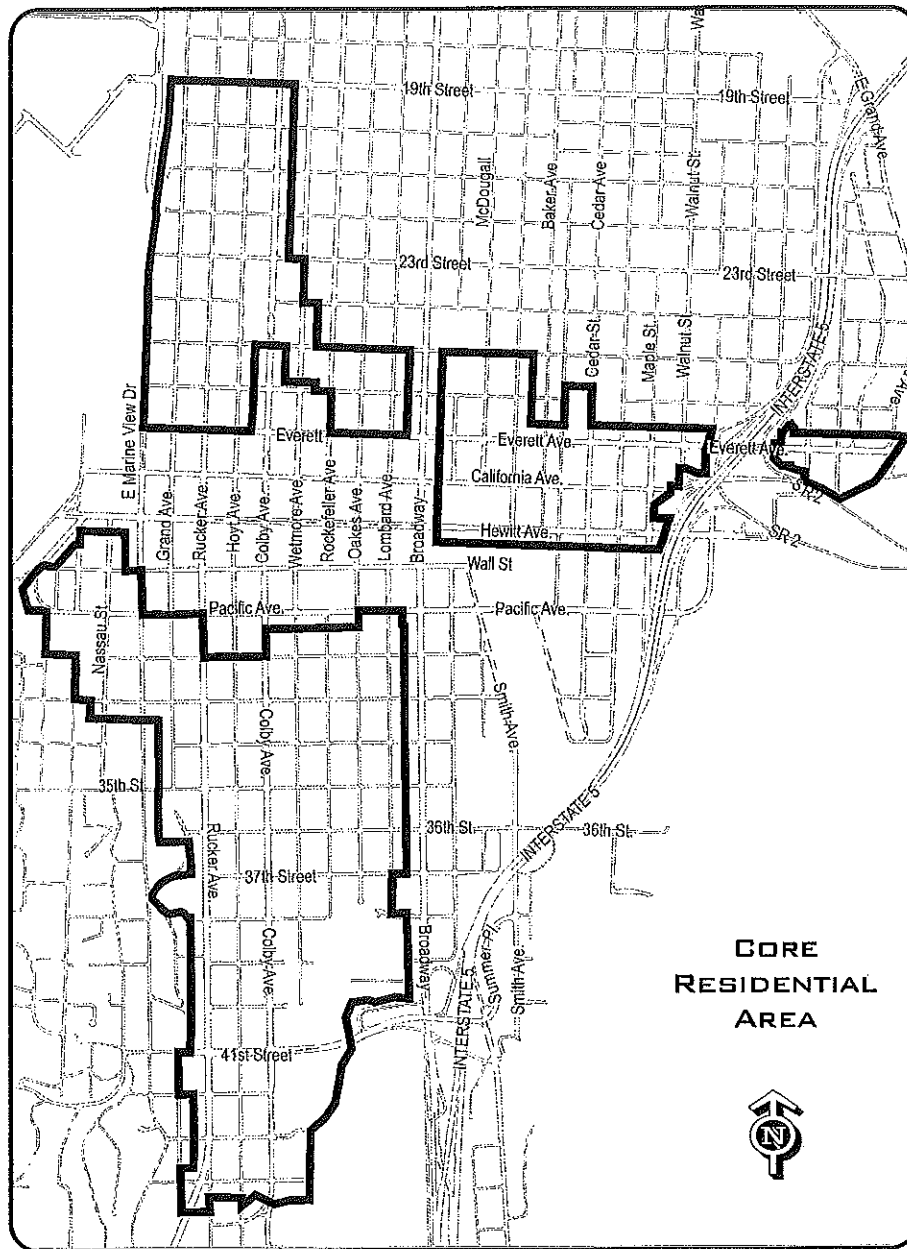


Figure 3. Boundaries of the Core Residential Areas are shown in heavy black line.

3. Illustrations

The design standards and guidelines contain graphic examples of design elements which satisfy the requirements of this chapter. For public convenience, the planning department shall maintain photographs and illustrations of examples of developments and buildings that contain design elements consistent with the requirements of this chapter.

4. Application

The planning director shall have the authority to require changes in project design to meet these standards, and, pursuant to subsection 6 of this section, to allow deviation from certain standards of this chapter and modify the multiple-family design standards and guidelines as they apply to individual properties if necessary to allow for the reasonable development of the site. Such design modifications shall not undermine the intent of the design standards and guidelines.

5. Interpretation of Design Standards and Guidelines

These standards use words such as “shall”, “must”, “is/are required”, or “is/are prohibited” and signify required actions. Guidelines use words such as “should” or “is/are recommended” to signify voluntary measures.

6. Modification of Design Standards and Guidelines

An applicant may propose and the planning director, using the review process described in EMC Title 15, Local Project Review Procedures, may allow an applicant to deviate from the core residential design standards and guidelines, provided the proposal satisfies the evaluation criteria of this subsection. This process differs from the variance procedure in that rather than approval being based upon unusual circumstances or a physical hardship such as steep slopes, it is based upon the quality of the proposed design. This alternative process is intended to promote well-designed housing which does not strictly comply with the development standards of this chapter and/or the core residential design standards and guidelines, but which meets the criteria contained herein. In evaluating such a proposal, the planning director, using the criteria in paragraph c of this subsection, shall determine if the alternative design provides superior results to that which would be required by compliance with the development standards of this chapter and the design guidelines.

- a. What Can Be Modified. The following standards can be modified using this process:
 - (1) Core residential design standards and guidelines as described herein.
 - (2) Building setbacks.
- b. What Cannot Be Modified. Except for the standards identified in subsection 1 of this section, no other standards, including the following, can be modified using this process:
 - (1) Number of off-street parking spaces.
 - (2) Building height.
 - (3) Uses permitted by the zone in which the property is located.
 - (4) Regulations for nonconforming uses.
 - (5) Standards of Chapter 37 of the zoning code (Critical Areas).
 - (6) Shoreline regulations, where applicable.
 - (7) Standards adopted as part of “H” historic or “D” design overlay zones.

- c. Evaluation Criteria for Modification. Any proposal to modify development standards or design guidelines shall not undermine the intent of the core residential design standards and guidelines. The planning director shall not approve a request for modification unless the proposal provides architectural and urban design elements equivalent or superior to what would likely result from compliance with the core residential design standards and guidelines which are proposed to be modified. The planning director shall consider the following criteria in evaluating proposals using this process:
 - (1) The unique characteristics of the subject property and/or its surroundings and how they will be protected or enhanced by modifying the design standards.
 - (2) The positive characteristics of the proposed development and whether such characteristics could be provided by compliance with the design standards proposed to be modified.
 - (3) The arrangement of buildings and open spaces as they relate to other buildings and/or uses on the subject property and on surrounding properties.
 - (4) Visual impact to surrounding properties caused by parking facilities in the proposed development and whether such impacts are less than would result from compliance with the design standards proposed to be modified.
 - (5) Does the proposed design mitigate the impacts that could be caused by relaxation of the standards which are proposed to be modified?
- d. Appeal of Planning Director's Decision. An appeal of the planning director's decision using this process shall be reviewed by the hearing examiner in accordance with EMC Title 15, Local Project Review Procedures. Substantial weight shall be given to the decision of the planning director in considering any appeal.

B. Zoning

1. Permitted uses

- a. Intent: To expand the infill housing opportunities in the core residential area.
- b. Permitted uses for the properties within the core residential area are set forth in EMC Title 19, Chapter 5, except where provided in paragraphs c and d below.
- c. Cottage housing. A cottage housing development is a cluster of small detached dwelling units around a common open space. Cottage housing shall be permitted in the R-3, R-4, and R-5 zones through Review Process I (defined in EMC Title 15), subject to the standards listed in section J.



Figure 4. Cottage housing development example.

- d. Infill dwelling unit. Infill dwelling units shall be permitted in the R-3, R-4, and R-5 zones through Review Process I (defined in EMC, Title 15), subject to the standards listed in section K.



Figure 5. Infill dwelling unit example located off an alley.

2. **Height limits**

- a. Intent: To provide reasonable height limits consistent with the desired scale of buildings in the area.
- b. Maximum heights allowed in the core residential area are stated in Figures 6 and 7 and are measured as height above the base elevation defined in section 19.04.
Exception: Buildings with roofs pitched at least four:twelve may exceed height limits by up to ten feet.

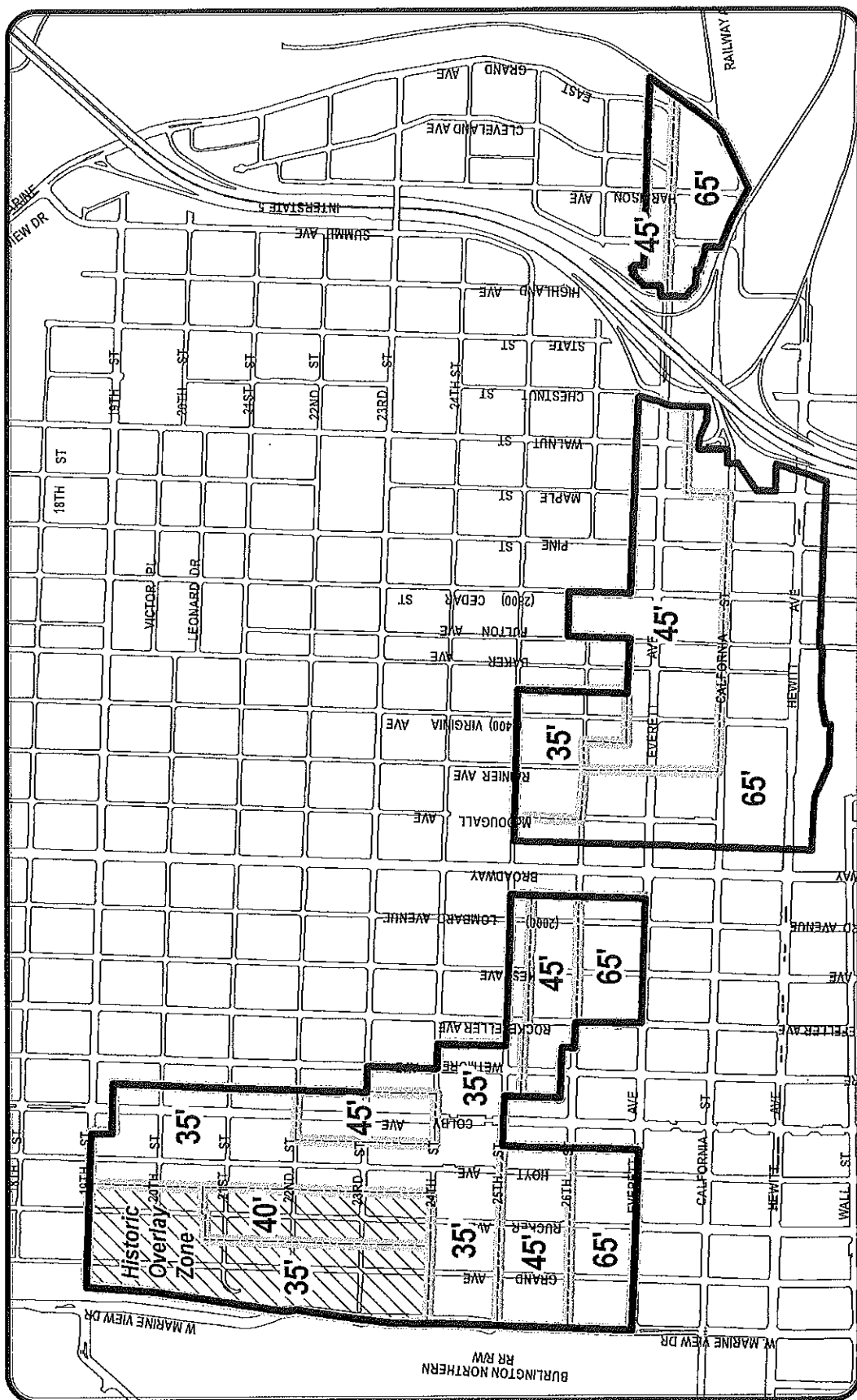


Figure 6. Height limits in core area north of downtown.

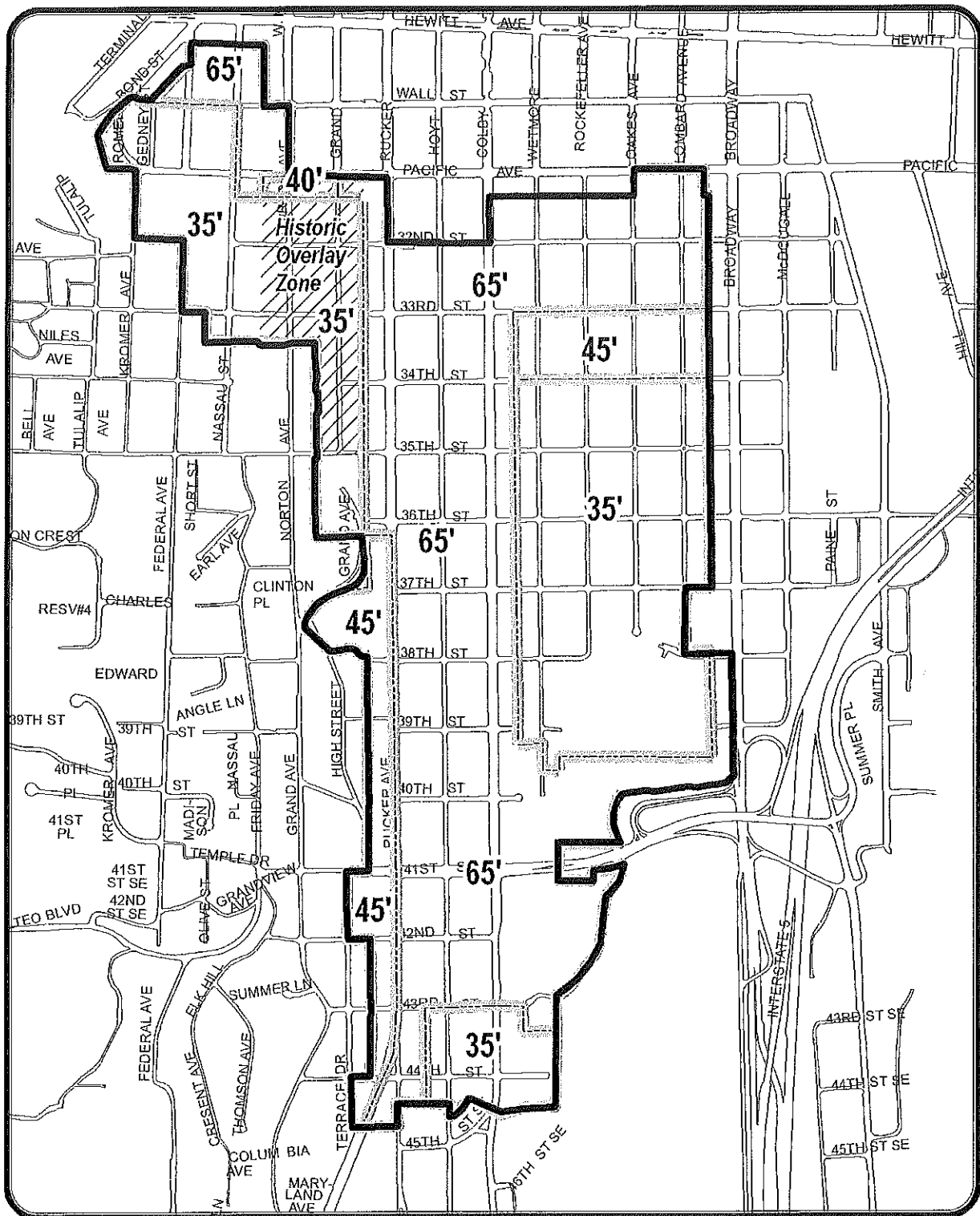


Figure 7. Height limits in core area south of downtown.

Table 1. Residential Development Standards in Core Areas.

	R-5	R-4	R-3	B-1	B-2	C-1/ C-1R
Minimum Lot Area	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Minimum Required Setback¹:						
Front	10 feet	10 feet	10 feet	10 feet ²	10 feet ²	10 feet ²
Front, Garage Entrance ³	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet
Rear	None ⁴	None ⁴	None ⁴	None ⁴	None ⁴	None ⁴
Side, Street	10 feet	10 feet	10 feet	None ²	None ²	None ²
Side, Interior	5 ⁵	5 ⁵	5 ⁵	5 ⁵	5 ⁵	5 ⁵
Lot Width, Minimum	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Lot Depth, Minimum	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Maximum Building Height	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7	Variable See Figures 6-7
Maximum Residential Density	None	None	1 du/1,500 sf of lot area	None	None	None
Minimum Landscaped Area⁶	15% of site	20% of site	25% of site	15% of site	20% of site	20% of site

NOTES/STANDARDS:

1. See paragraph b of this subsection for exceptions to required setback standards.
2. For residential uses located on upper floors of a mixed-use building, minimum setbacks for nonresidential uses apply (see Table 6.1, EMC Title 19).
3. No driveway access from a public street is permitted for sites abutting an alley.
4. For parking garages without a turnaround in the building, parking must be at least 25 feet from the far side of the alley. Upper stories may overhang this setback area to the property line.
5. Minimum interior side setback:
 - a. In the R-5 zone only, zero setbacks are allowed for firewalls for portions of building not exceeding 15 feet in height when located at least 5 feet from a residential dwelling on an adjacent lot. See Figure 8 for an example. A recorded maintenance easement signed by the neighboring property owner is required when the side setback is less than three (3) feet.
 - b. Transparent windows shall occupy no more than ten percent of any façade within fifteen feet of the side property line.
 - c. Balconies or rooftop decks within fifteen horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties. See Figure 9 for an example.
 - d. An additional five foot setback is required for each ten feet or fraction thereof by which the building exceeds thirty-five feet in height for only those portions of the building which exceed thirty-five feet in height. See Figure 11 for an example.
 - e. Fifteen feet for buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line). See Figure 12 for an example.
 - f. Fifteen feet for multiple-family dwellings when abutting R-2 zones.
 - g. Twenty-five feet for multiple-family dwellings when abutting R-1 zones.
6. See section H for detailed landscaping requirements.



Figure 8. Zero lot line firewalls up to 15 feet maximum height are permitted in the R-5 zone when located at least 5 feet from a residential structure on the adjacent lot.

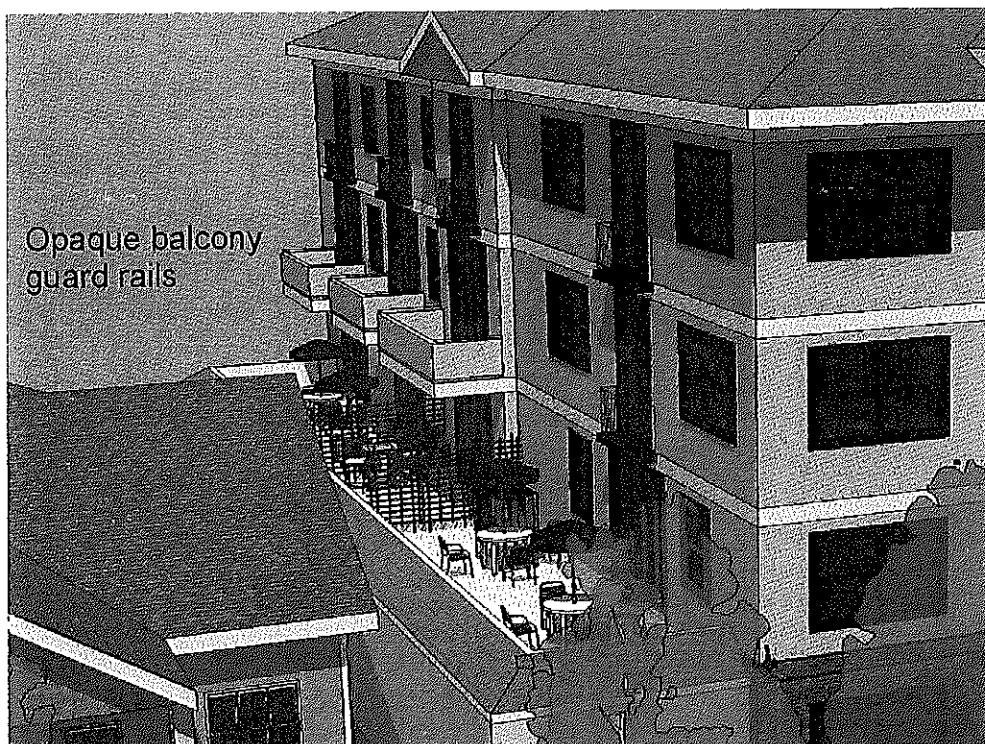


Figure 9. Balconies within 15 feet of the side yard must utilize opaque guard rails.

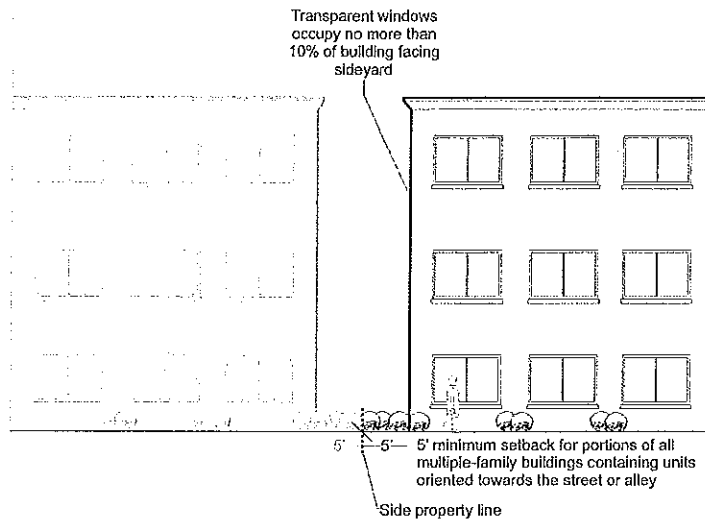


Figure 10. Side yard standards where dwelling units are oriented toward street or alley.

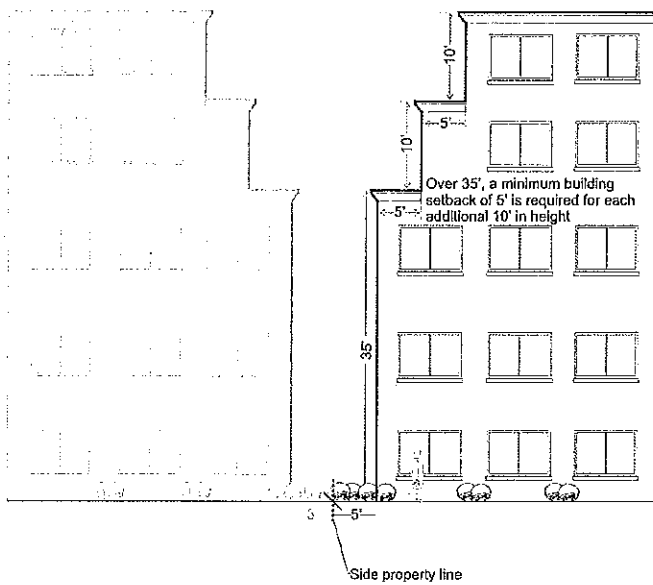


Figure 11. Additional side yard standards where buildings exceed 35 feet in height.



Figure 12. Those portions of buildings featuring dwelling units oriented towards the side yard must be set back at least fifteen feet to enhance privacy and provide more light and air to dwelling units. Five foot setbacks are allowed for facades with no more than 10 percent transparent window coverage.



Figure 13. Upper level set-backs are required for taller buildings close to the side property line to reduce the perceived bulk and scale of buildings and shading impacts on neighboring properties.

3. Setbacks

- a. Intent:
 - (1) To reinforce the area's pattern of landscaped front yards.
 - (2) To maximize privacy between developments.
 - (3) To maximize solar access to dwelling units.
- b. Building setback standards. The required minimum building setback are stated in Table1. Exceptions to the required setbacks:
 - (1) The minimum front setback may be reduced to the average of the respective front setbacks of abutting lots.
 - (2) See EMC 19.39.150 (Required setbacks – Exceptions).
 - (3) See EMC 19.7.020 for related setback requirements for all buildings which are accessory to single-family residential uses.

4. Density Standards

- a. Intent:
 - (1) To encourage residential development in the core residential area.
 - (2) To let applicable height, setback, and parking standards and market conditions dictate the density of individual developments.
- b. Density standards. Except in the R-3 zone, there shall be no density limit for residential dwelling units in the core residential area. However, compliance with other requirements in this title, including height limit, setbacks, and minimum parking standards are likely to limit the total number of units on a property. Achievable density may also be limited by site size, configuration, project design, market conditions, and construction costs.
- c. Calculation of permitted number of dwelling units.
 - (1) Fractional number of dwelling units. In determining the number of dwellings allowed in a single-family attached or multiple-family development, the lot area is divided by the number of square feet this title requires per dwelling unit. When this computation results in a fraction, the number is rounded down to the next whole number, except that when this computation results in a fraction which equals .5 or larger on lots which contain a minimum of five thousand square feet, the number is rounded up to the next whole number, provided all other requirements of this title are met.
 - (2) Land dedicated for transit facilities. The land area dedicated for public transit buses pullouts or passenger shelters shall be included in the area of the lot from which the land was dedicated for purposes of calculating permitted number of dwelling units.
 - (3) Senior citizen housing density. The number of dwelling units allowed in multiple-family developments devoted exclusively to senior citizen housing shall be 10 percent greater than the number of dwelling units allowed by the underlying zoning.

C. Pedestrian Access

1. Intent

- a. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.

- b. To encourage walking in the core residential area.
- c. To enhance the character of development in the core residential area.
- d. To minimize impacts to residents' privacy.

2. Standards and Guidelines

- a. An on-site pedestrian circulation system meeting the following standards shall be provided for all multiple family developments:
 - (1) Pathways between dwelling units and the street are required per the materials standards in paragraph c of this subsection. Such pathways between the street and buildings fronting on the street shall be in a straight line. Exceptions may be allowed by the planning director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space

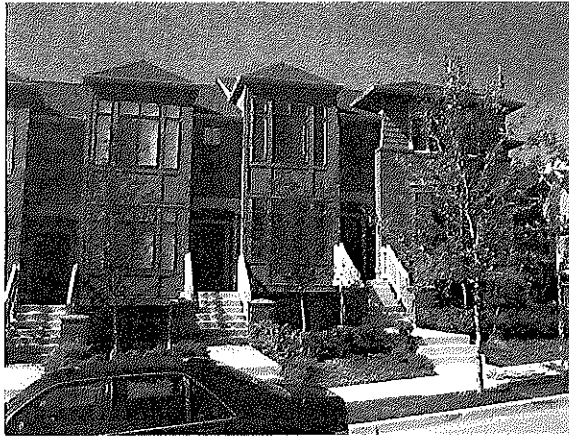


Figure 14. Direct pathways between the street and dwelling units are required.

- (2) The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.
- (3) Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The planning director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

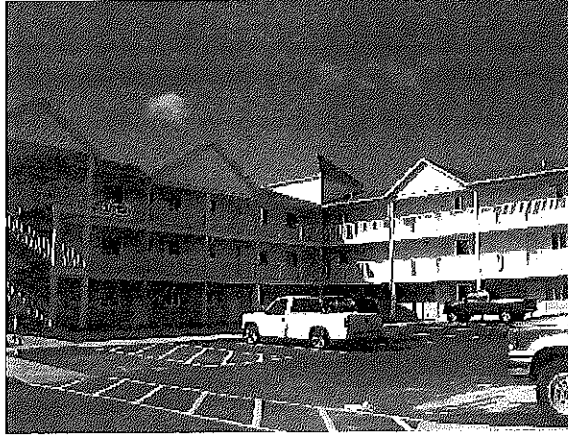


Figure 15. Elevated external walkways such as this are not allowed.

- (4) Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:
 - (a) Landscaped beds that separate the pathway from the building façade featuring windows; and/or
 - (b) Site windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.



Figure 16. Planting beds separate this path from dwelling units.

- b. Pedestrian circulation standards for multiple detached single family dwellings on one development site:
 - (1) Clear pedestrian access shall be provided between all dwelling units and the street per the materials standards in paragraph c of this subsection. Configurations where one or more dwelling units only contain pedestrian access to an alley are prohibited.
- c. Materials standards for pathways.
 - (1) The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the circulation system that provide access to no more than four residential units may be three feet wide.

- (2) Except as allowed in subparagraph 3, below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
- (3) The pedestrian circulation system may be within an auto travel lane if the auto travel lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the planning director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

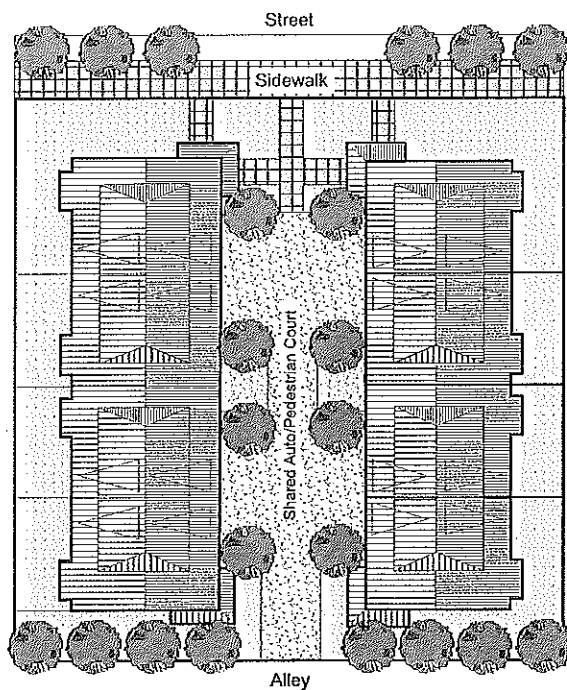


Figure 17. Shared auto/pedestrian access court example.

- d. Lighting. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance. Lighting shall be shielded and/or directed downward onto the site and away from adjacent properties.

D. Parking

1. Intent

- a. To enhance the safety of parking areas
- b. To keep parking from dominating the site
- c. To efficiently manage traffic in off-street parking areas
- d. To reduce visual impacts on surrounding properties

2. Standards and Guidelines

- a. Required parking shall be provided on the same site as the principal building or buildings.
- b. Parking shall not be located between the building(s) closest to the street and the street.
- c. Parking may not be located within required setback areas, except:
 - (1) Parking may be located in the interior side setback area provided it is screened from abutting properties and direct street view by fencing and/or landscaping at least five feet in height above the grade of the parking area.
 - (2) Parking which is located below grade may be located within the required front or corner side setback area provided it is situated completely below the level of the abutting sidewalk and the required landscaping can be provided on top of the below-grade parking structure.



Figure 18. Avoid parking in the front yard.

- d. In developments with more than one building on a site, the areas between buildings shall be used for required open space, and the parking and circulation areas shall be located at the perimeter of the site. Exceptions may be made by the planning director where the design of a central vehicular access area can also function as common open space. Such access “courtyards” must include special paving treatment and landscaping elements that enhance the character of the space. All off-street parking spaces adjacent to the shared courtyard must be within an enclosed garage.

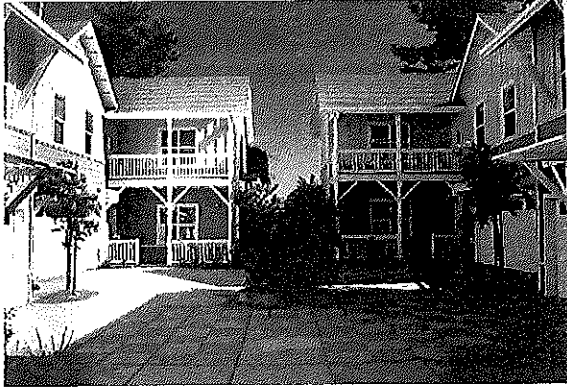


Figure 19. Acceptable courtyard access example with special paving and landscaping.

- e. Tandem parking configurations for parking spaces serving the same dwelling unit may be used.
- f. Parking lot screening and landscaping. All surface parking lots or areas shall be screened per the following:
 - (1) For parking areas visible from a street or along side yards, a solid wood fence or masonry wall, or combination of wood and masonry, five feet in height or evergreen plants sufficient to create a five to six foot tall hedge. Fences shall meet applicable standards specified in paragraph H(2)(d).
 - (2) Alternative parking lot screening treatments will be considered provided such treatments meet the intent of the standards per the planning director.
- g. Private garage design standards:
 - (1) Garages shall meet setback requirements specified in Table 1.
 - (2) The length of the garage wall facing the street shall not exceed fifty percent of the length of the ground floor façade. (Applies to lots without alley access.)

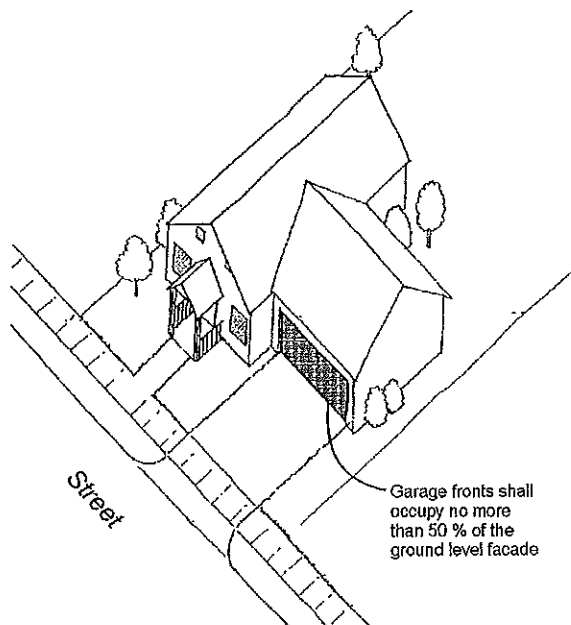


Figure 20. Where a garage wall faces the street, it shall occupy no more than 50% of the ground-level facade.

- h. Common parking garage design standards:
- (1) Garages shall meet setback requirements specified in Table 1.
 - (2) Parking structure openings shall not exceed fifty percent of the total ground floor façade visible from the street. For purposes of this standard, the ground floor is the floor of a structure that is closest in elevation to the finished grade along the facade of the structure.
 - (3) Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area to the satisfaction of the planning director. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

DON'T DO THIS



Building appears to float over parking

DO THIS



Parking is hidden from view by screening

Figure 21. Acceptable and unacceptable structured parking treatments.

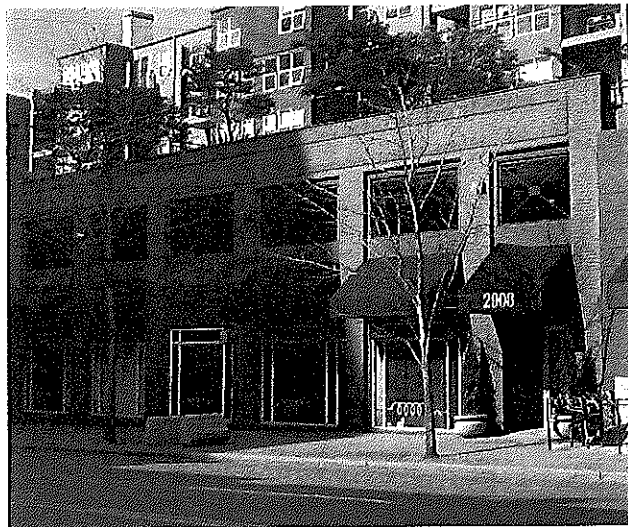


Figure 22. The fenestration technique used for this upper level parking garage adds visual interest to the building.

E. Vehicular Access

1. Intent

- a. To enhance pedestrian and vehicular safety.
- b. To efficiently manage traffic in off-street parking areas.
- c. To reduce visual impacts of driveways on the streetscape.
- d. To provide for on-street parking by limiting curb cuts on the street.

2. Standards and Guidelines

- a. Sites abutting an alley shall be required to gain vehicular access from the alley. No driveway access from the public street shall be allowed.

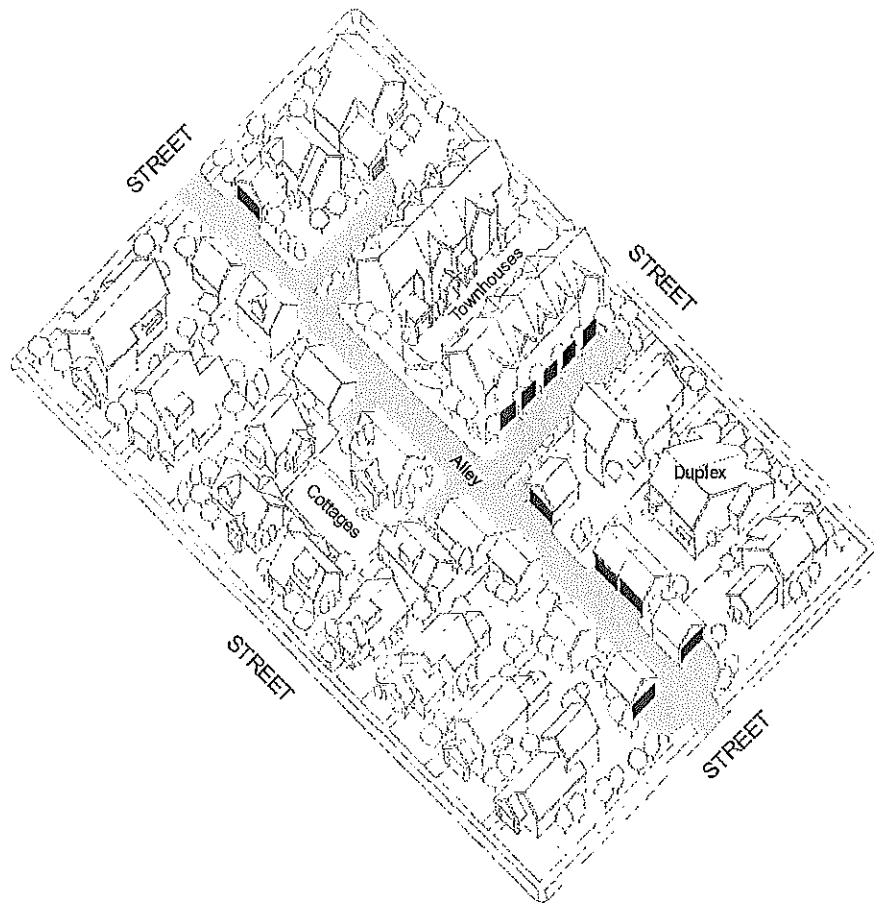


Figure 23. Locate parking and vehicular access off the alley.

- b. On sites not abutting an alley, the following requirements apply:
 - (1) Driveway width shall not exceed 20 feet, and should not be more than 25% of the width of the lot. The Planning Director may allow driveways greater than 25% of the width of the lot only when the City's Traffic Engineer recommends greater width.

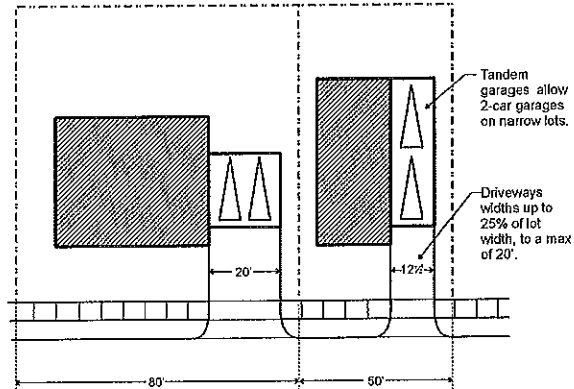


Figure 24. Standards for driveways, when allowed adjacent to a street.

- (2) The driveway shall be located to one side of the lot and away from the center of the site to the maximum extent feasible.
- (3) On corner lots, the driveway(s) shall be located away from the street intersection to the maximum extent feasible.
- (4) On a corner lot access shall be from the side street unless the side street is an arterial street.
- (5) The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Consider special landscaping, lighting, and architectural treatment to accomplish this.

F. Open Space

1. Intent

- a. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
- b. To create open spaces that enhance the residential setting.

2. Standards and Guidelines

- a. Multifamily uses shall provide one hundred square feet of on-site open space per dwelling unit. Acceptable types of open space include:
 - (1) Common open space: Where accessible to all residents, common open space may count for up to one hundred percent of the required open space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Requirements for common open spaces include the following:
 - (a) Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein.
 - (b) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be considered by the planning director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.

- (c) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
- (d) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
- (e) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
- (f) Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the planning director that enhance safety and privacy (both for common open space and dwelling units).
- (g) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- (h) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
- (i) Front porches qualify as common open space provided:
 - No dimension is less than eight feet.
 - "Cave" porches are not included in calculations for common open space. "Cave" porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception. See Figure 38 for an example of "cave" balconies.



Figure 25. This landscaped courtyard provides a good example of common open space.



Figure 26. Front porches can qualify as common open space.

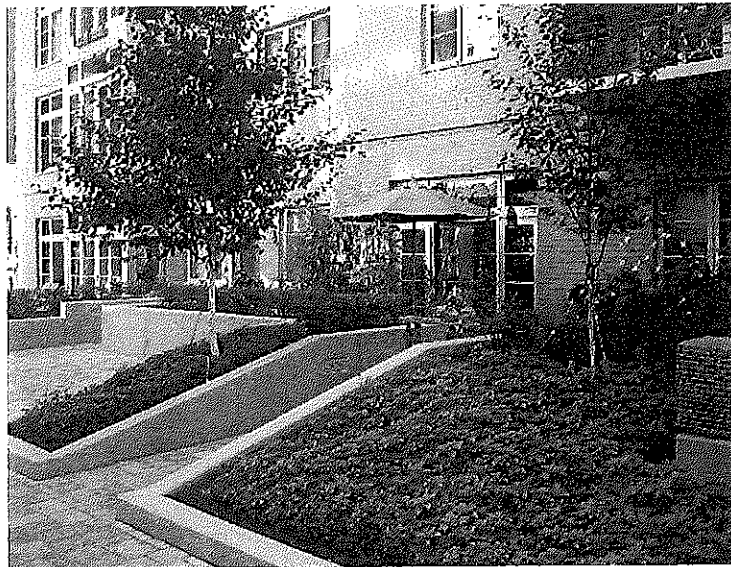


Figure 27. Provide individual entries onto common open space from adjacent units.

- (2) **Balconies:** Covered private balconies, porches, decks, or patios may be used to meet up to fifty percent of the required open space. To qualify as open space, such spaces shall be at least thirty five square feet, with no dimension less than four feet, to provide a space usable for human activity.



Figure 28. Balconies are encouraged.

- b. Attached single family uses and duplexes shall meet the on-site open space requirements per paragraph a of this subsection, except that private patios or landscaped areas directly adjacent and accessible to each unit may be used to meet one hundred percent of the on-site open space requirements.



Figure 29. Private yards adjacent to townhouses may qualify for up to one hundred percent of the open space requirement.

- c. Detached single family uses shall provide at least three hundred square feet of private yard space adjacent to each unit meeting the following requirements:
 - (1) Required setback areas shall not count towards the open space requirement, except for the side or rear setbacks if they are part of a space that meets the dimensional and design requirements and guidelines herein.
 - (2) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width.
 - (3) Open space shall be directly accessible to the dwelling unit.

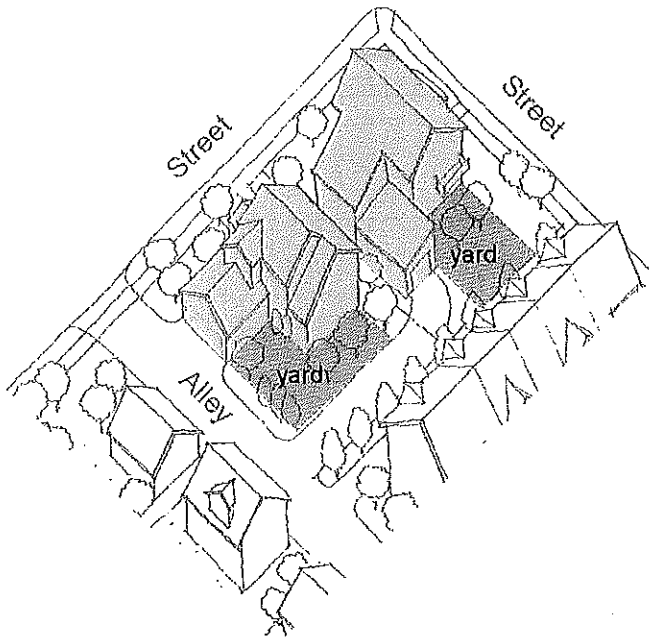


Figure 30. Private yard space must be provided for all detached single-family dwellings.

G. Building Design

1. Intent

- a. To reinforce the historic residential character of the area.
- b. To reduce the apparent bulk and scale of large buildings.
- c. To enhance the pedestrian environment.
- d. To encourage the incorporation of design details into building facades that are attractive at a pedestrian scale.
- e. To promote architectural variety that adds visual interest to the neighborhood.
- f. To promote the use of durable materials which are appropriate for residential use and which reduce long term maintenance costs and depreciation.

2. Standards and Guidelines

- a. Building entrance.
 - (1) Location of the entrance. The main entrance to each structure must face the street. The following are exceptions:
 - (a) On corner lots the main entrance may face either of the streets or be oriented towards the corner.
 - (b) For buildings that have more than one entrance, the planning director may require only one of the entrances to face the street, provided the building design meets the intent of the standards.
 - (c) Entrances may face a shared landscaped courtyard, where the courtyard has a prominent walkway connecting directly to the public sidewalk. The courtyard and front yard access to the courtyard must be a minimum of 16 feet wide, except that porches may extend into the 16 foot wide area as shown in Figure 33.

- (d) For multi building developments, the planning director may require only the buildings visible from the street to meet this requirement, provided the development meets the intent of the standards.
- (2) Front porch at main entrance. The main public entrances of all buildings must provide weather protection with at least thirty six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet.



Figure 31. Examples of buildings oriented towards the street



Figure 32. Weather protection at entrances must be provided.

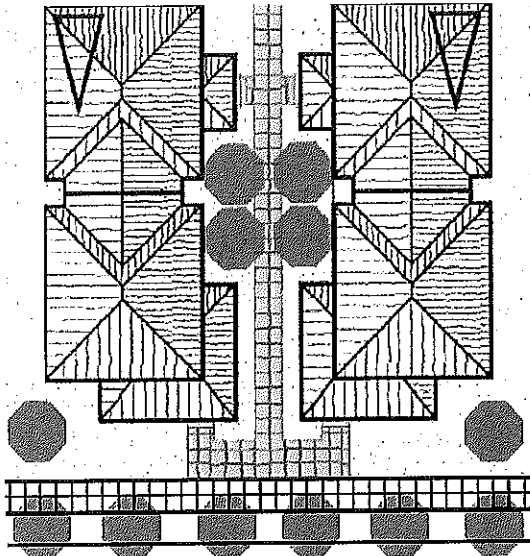
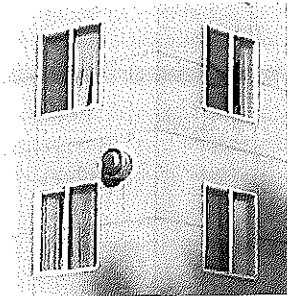


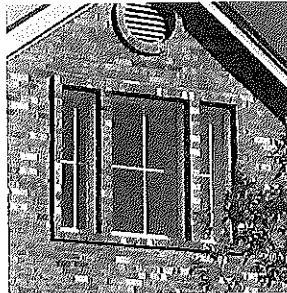
Figure 33. Entrances may face a common courtyard, provided there is a direct connection to the street.

b. Windows.

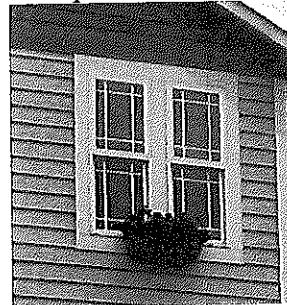
- (1) Transparent windows or doors facing the street are required. To meet this requirement, at least fifteen percent of the façade must be transparent.
- (2) Windows facing the street should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.
- (3) Vertically proportioned windows are encouraged over horizontally proportioned windows.
- (4) Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the planning director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.



Unacceptable - no trim or relief



Acceptable - recessed windows



Acceptable - window trim

Figure 34. Acceptable and unacceptable window treatments.

- c. Details. All residential buildings shall be enhanced with at least two of the following details/elements into or near their primary façade:
- (1) Decorative porch design, including decorative wood balustrades similar to those found throughout historical buildings in the core residential neighborhood.
 - (2) Decorative molding / framing details around all ground floor windows and doors.
 - (3) Decorative rooflines that borrow design elements from nearby historical Everett residential structures. This could include sloping rooflines with multiple dormers, brackets, and/or rooflets.
 - (4) Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities approved by the planning director.
 - (5) Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
 - (6) Other details that meet the intent of the standards as approved by the planning director.



Figure 35. Look to the older homes in the neighborhood for good ideas on integrating design details into new buildings.



Figure 36. Contemporary detailing may also be appropriate (e.g., decorative trellis, balconies, brick).

- d. Modulation/articulation. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than twenty-five feet along all facades facing a street:
 - (1) Repeating distinctive window patterns at intervals less than twenty-five feet.
 - (2) Vertical building modulation. Minimum depth and width of modulation is eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building's architecture as determined by the planning director. For example,

“cave” balconies or balconies that appear to be “tacked on” to the façade will not qualify for this option.



Figure 37. Articulate building facades at no more than twenty-five foot intervals.



Figure 38. Recessed “cave” balconies like these examples will not qualify as vertical building modulation as they do not effectively break up the scale of the buildings.

- (3) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five feet.
- (4) Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.



Figure 39. Vertical and horizontal building modulation.

- (5) Change of roofline. To qualify for this measure, the maximum length of any continuous roofline shall be twenty-five feet and comply with the treatments below:
- (a) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).
 - (b) For gable, hipped, or shed roofs - a minimum slope of three feet vertical to twelve feet horizontal.
 - (c) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than twenty-five feet in width (measured horizontally).

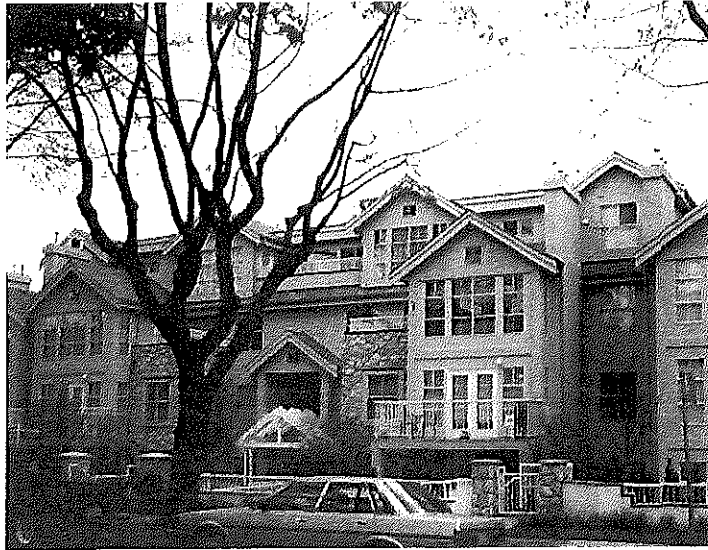


Figure 40. This building utilizes vertical, horizontal, and roofline modulation.

- (6) Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).
- (7) Alternative methods as approved by the planning director that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high quality materials such as brick and special façade detailing may not need much modulation to provide visual interest. See Figures 36 and 44 for examples.
- e. Established neighborhoods. Developments are encouraged to use design elements of historical residential buildings nearby to promote compatibility and complement or enhance the character of existing neighborhoods. Examples include:
 - (1) Use of similar building proportions and building articulation.
 - (2) Use similar roof form and pitch.
 - (3) Maintain similar relationship to the street for entryways and setbacks.
 - (4) Use similar architectural details or features, including bay windows, dormers, porches, finish materials, and other elements.



Figure 41. This Everett core building effectively borrowed design elements of nearby older homes.

- f. Foundation materials. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall. Above 3 feet concrete materials must meet the requirements of subsection g below.
- g. Building materials and maintenance.
 - (1) Prohibited materials:
 - (a) Plain concrete block.
 - (b) Plain concrete (except as an accent element in the overall design).
 - (c) Textured or scored plywood (including T-111 or similar plywood) and sheet pressboard.
 - (d) Mirrored glass.
 - (e) Stucco board.
 - (2) Concrete block: When used for the façade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged.
 - (3) Concrete: To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are required.
 - (4) Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than six inches wide.
 - (5) Metal siding. If metal siding is used, it shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
 - (6) Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco) shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
 - (7) Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.



Figure 42. Traditional wood siding in the neighborhood.



Figure 43. Where EIFS is used, it shall be trimmed with approved materials.

- h. Street corner buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, change in building materials, special roofline feature, or rounded or octagonal building shape at the corner.



Figure 44. Treatments to emphasize corner buildings are encouraged.

- i. Façades of large buildings. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than one hundred feet in width must employ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient to meet the intent of the standards as determined by the planning director. See Figures 36 and 45 for examples.

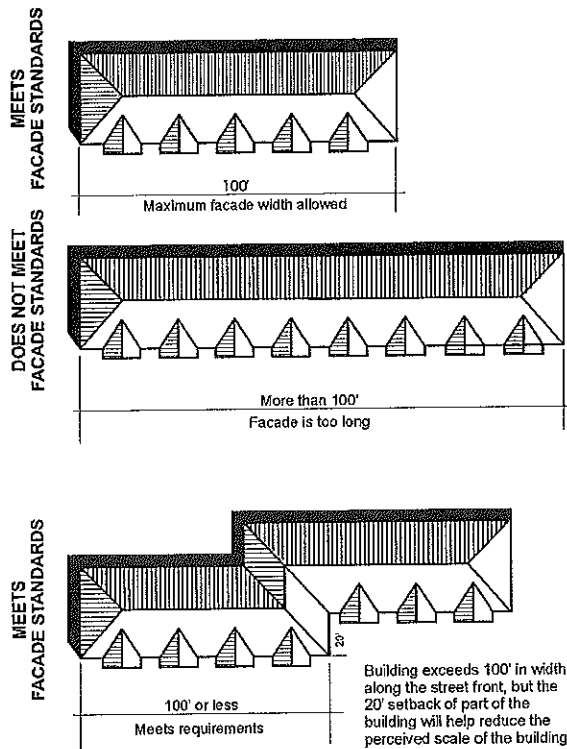


Figure 45. Facade standards for large buildings.

- j. Façade variation. Multi-building developments and townhouse developments shall employ techniques to provide architectural variety. This may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color, and/or other architectural treatments. The planning director may require changes to the facades, when necessary, to meet the intent of the standards.



Figure 46. Multi-building developments like this need greater facade variation to avoid looking like drab housing projects. At minimum, a greater variety of contrasting colors would help in this example.



Figure 47. These buildings include different siding materials, color, fenestration techniques, and roofline treatments to add variety to the streetscape.

- k. Firewall treatments. Exposed firewalls, where permitted along property lines, shall feature material, color, and/or textural changes to add visual interest to the wall.
- l. Rooftop mechanical equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and/or colored to be an integral element of the building.

H. Landscaping and Screening

1. Intent

- a. To reinforce and enhance the character of the core residential areas.
- b. To screen unwanted views.
- c. To improve the livability of multiple-family residential areas.



Figure 48. Landscaped front yards are one of the great character elements of Everett's core residential areas.

2. Standards and Guidelines

- a. Minimum landscaped areas. The required amount of landscaping shall be fifteen percent of the site in the R-5 and B-1 zones, twenty percent of the site in the R-4 and B-2 zones, and twenty-five percent of the site in the R-3 zone. Also see Table 1.
- (1) The required landscaped areas must be at ground level, except for:
- (a) Landscaped areas located over structured parking areas.
 - (b) Green roofs may be used to meet up to one-third of the landscaped area requirement. Such roofs must have a planting medium with a substrate depth of at least four inches designed to accommodate a variety of hardy, drought-resistant plant species. Green roofs must be easily accessible to residents and maintenance personnel with equipment/supplies.

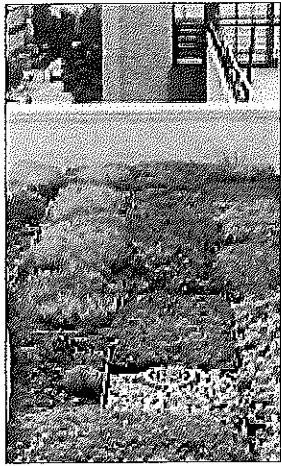


Figure 49. Green roof example.

- (2) Up to one-third of the required landscaped areas may be for active or passive recreational use, or for use by pedestrians. Examples may include walkways, play areas, picnic areas, plazas, and open recreational facilities.
 - (3) Front setback areas shall be landscaped with Type III Landscaping (as defined in EMC 19.35.050), provided that:
 - (a) Tree and shrub types and locations allow for natural surveillance between dwelling units and the street.
 - (b) There must be one tree for each thirty feet of street frontage.
 - (4) Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.
- b. Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
- (1) The landscaped area must be at least three feet wide.
 - (2) There must be at least one three-gallon shrub for every three lineal feet of foundation.
 - (3) Ground cover plants must fully cover the remainder of the landscaped area.

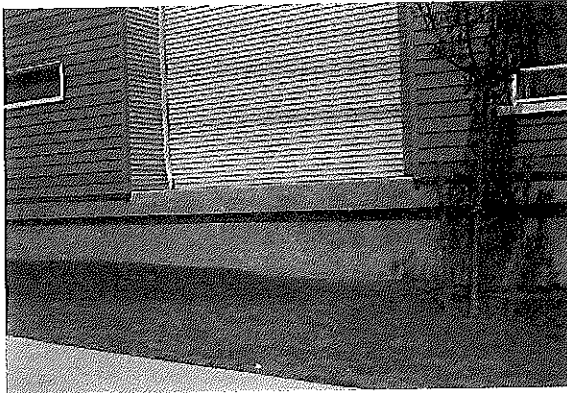


Figure 50. Exposed foundations like this need shrubs and groundcover for screening.

- c. Side and rear yard screening. All developments shall utilize one of the following screening methods in side or rear yards where there is no alley present:
- (1) Provide at least five feet of Type III landscaping (as defined in EMC 19.35.050) between the building and the property line.
 - (2) Per recorded agreement with adjacent property owner, provide a low landscaped hedge at least three feet wide between the building and the property line. The hedge shall include at least one three-gallon shrub for every three lineal feet.
 - (3) Provide a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
 - (4) Other treatments that meet the intent of the standards as approved by the planning director. Lower fencing and/or reduced or alternative landscaping treatments will require a recorded agreement with applicable adjacent property owner(s).

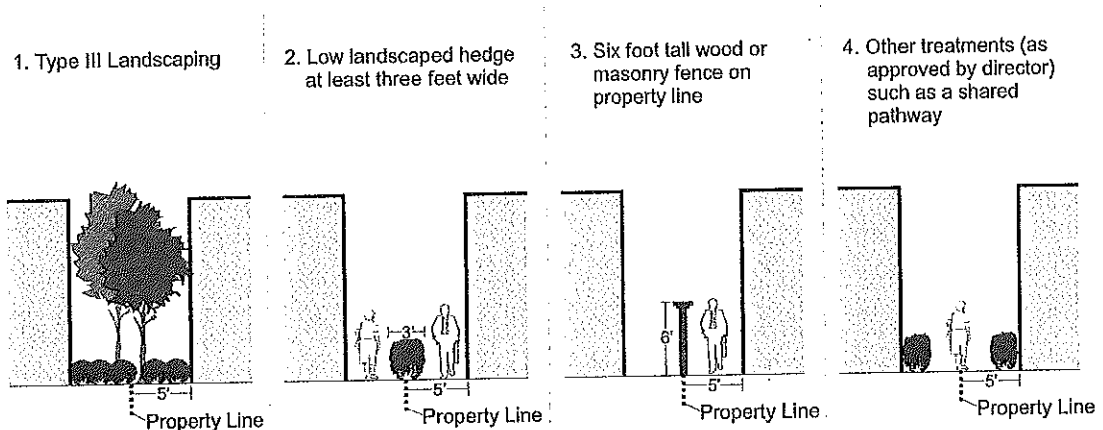


Figure 51. Side yard options.

- d. Fence standards:
- (1) Fences within the front setback area and between any street and buildings shall not exceed three feet six inches high and be no more than seventy percent solid to maintain views into the street for security. Exception: Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk, provided they allow pedestrian visibility into the site (no more than 30% solid) and are complemented with landscaping features.

- (2) Fences taller than three feet six inches and visible from a street shall be screened with Type I or III Landscaping (as defined in EMC 19.35.050) to mitigate the visual impact of a wall on the street.
- (3) Chain link fences are prohibited.

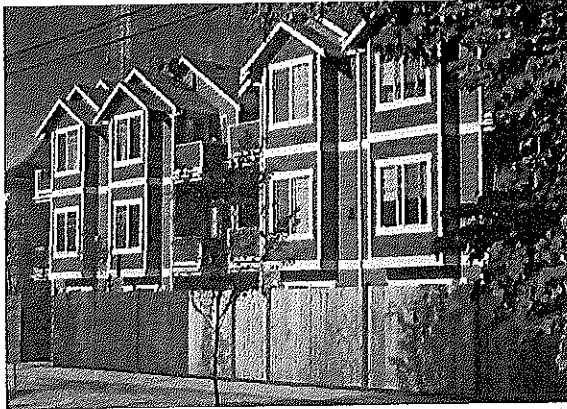


Figure 52. Tall fences like this in front yards are not allowed.

e. Retaining wall standards:

- (1) Retaining walls taller than three feet six inches and visible from the street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width including one shrub every three lineal feet of retaining wall. Alternative landscaping treatments will be considered provided they reduce the bulk and scale of the retaining wall and enhance the streetscape.

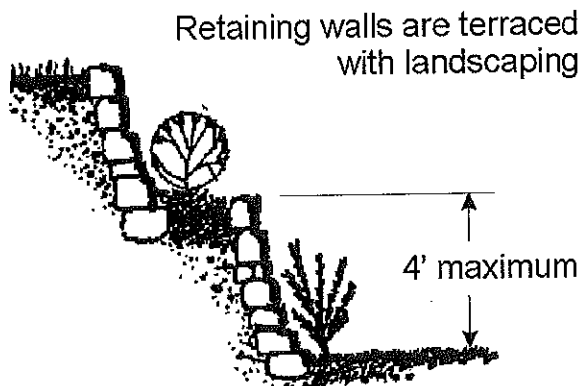


Figure 53. Tall retaining walls must be terraced with landscaping.

I. Service Areas

1. Intent

To provide essential service areas without adversely impacting the quality of on- and off-site development.

2. Standards and Guidelines

- a. All multiple-family developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:
 - (1) Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
 - (2) Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.
 - (3) The designated spot for service elements shall be paved.
 - (4) Appropriate enclosure of the service elements shall be required, as determined by the planning director. Preferences and considerations:
 - (a) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.
 - (b) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
 - (c) Preferably, service enclosures are integrated into the building itself.
 - (d) The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.
- b. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

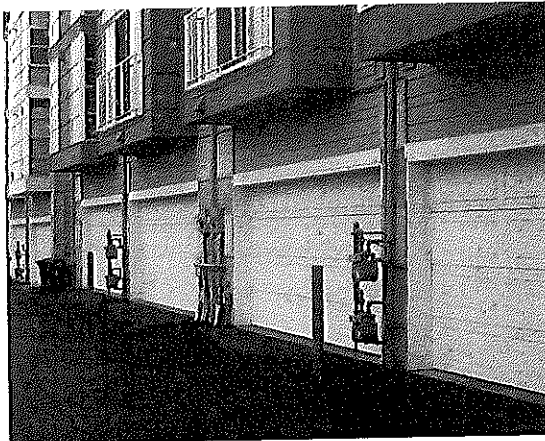


Figure 54. Unscreened utility meters such as this are not allowed.

J. Cottage Housing

1. Intent

- a. To provide an opportunity for small detached housing types clustered around an open space.
- b. To provide centrally located and functional common open space that fosters a sense of community.
- c. To provide semi-private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- d. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.



Figure 55. Cottage housing example.

2. Standards and Guidelines

- a. The dimensional standards for cottage housing shall be pursuant to Table 2.

Table 2. Dimensional Standards for Cottage Housing

Standard	Requirement
Maximum Gross Floor Area	1,500 square feet per dwelling
Maximum Gross Floor Area/Ground or Main Floor	800 square feet per dwelling
Minimum Common Space	400 square feet per dwelling (See paragraph (b) below)
Minimum Private Open Space	200 square feet per dwelling (See paragraph (c) below)
Maximum Height for Cottages with Minimum Roof Slope of 6:12	25 feet subject to all parts of the roof above 18 feet shall be pitched
Setbacks (to exterior property lines)	Same as other residential uses in the core residential area
Minimum Distance Separating Structures (Including accessory structures)	10 feet
Maximum Height for Cottages without Roof Slope of 6:12 and All Accessory Structures	18 feet
Minimum Parking Spaces	1.5 spaces per dwelling
Clustering Groups	Developments shall contain a minimum of 4 and a maximum of 12 dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one group.

- b. Common open space requirements:
 - (1) Shall abut at least fifty percent of the cottages in a cottage housing development.
 - (2) Shall have cottages abutting on at least two sides of the common open space.
 - (3) Cottages shall be oriented around and have an entry facing the common open space
 - (4) Cottages shall be within sixty feet walking distance of the common open space
- c. Required private open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:
 - (1) Usable (not on a steep slope).
 - (2) Oriented toward the common open space as much as possible.
 - (3) No dimension less than ten feet.
- d. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least eighty square feet in size with a minimum dimension of six feet on any side.
- e. Parking shall be:
 - (1) Located on the same property as the cottage development.
 - (2) Screened from public streets and adjacent residential uses by landscaping or architectural screening.

- (3) Located in clusters of not more than five adjoining spaces (except where parking areas are adjacent to an alley).
- (4) Prohibited in front and interior yard setback areas.
- f. A pitched roof design is required for all detached parking structures.

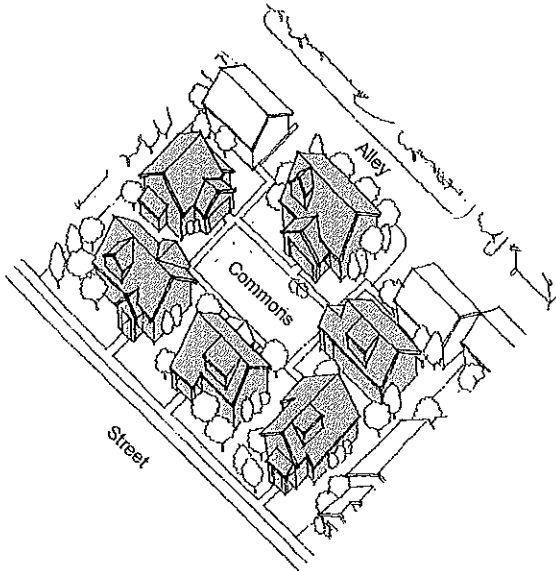


Figure 56. Example cottage housing configuration with parking off the alley.



Figure 57. Example cottage housing development

K. Rear Yard Infill Dwelling Units

1. Intent

To expand the infill housing opportunities in the core residential area by allowing one additional unit with reduced parking and additional standards.

2. Standards and Guidelines

- a. Infill dwellings that meet the additional standards set forth in (1) through (3) below are eligible for the reduced parking provided in Section 14 of this ordinance. All other applicable provisions of this section also apply to the infill development.
 - (1) No more than one infill dwelling unit is permitted on a legal building lot.
 - (2) The rear yard area shall be a minimum of two thousand square feet, prior to the construction of the infill dwelling unit.
 - (3) There shall be a minimum separation of eighteen feet between the existing dwellings and the infill dwelling.
- b. Developments with more than one infill unit and infill units that do not meet the standards in (1) through (3) above are not eligible for reduced parking.

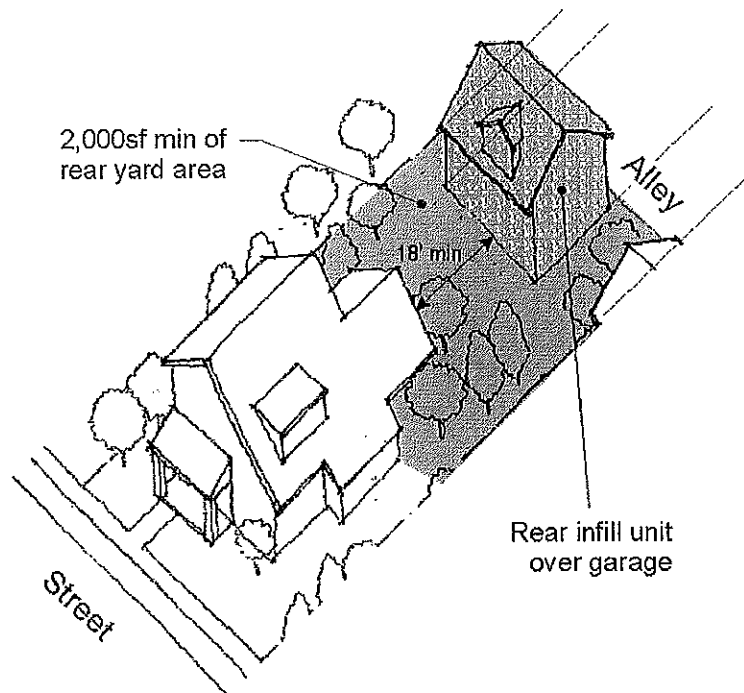


Figure 58. Rear yard infill standards.

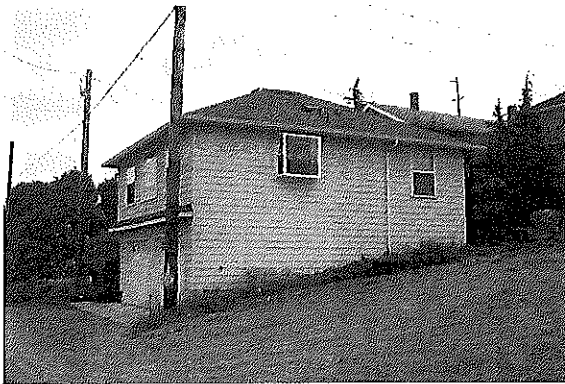
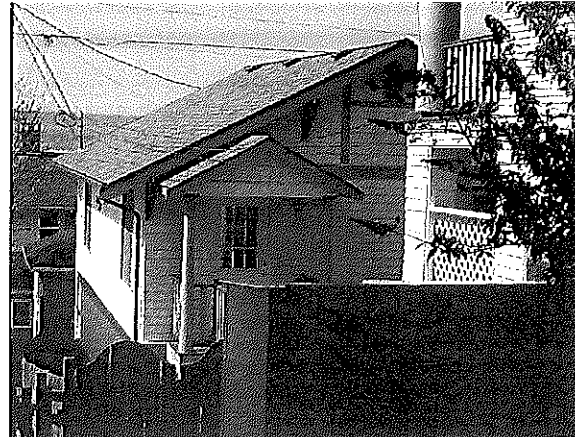
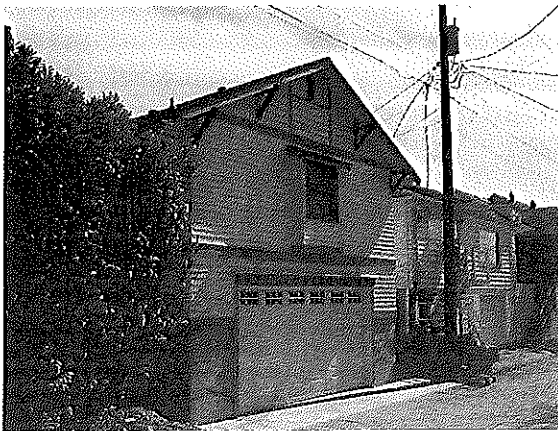


Figure 59. Rear infill dwelling examples.

Section 17: Validity

Should any section, subsection, paragraph, sentence, clause or phrase set forth in this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not effect the validity of the remaining portions of this Ordinance or its application to any person or situation. The City Council of the City of Everett hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 18: Purpose

It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this ordinance.

It is the specific intent of this Ordinance that no provisions or any term used in this ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees.

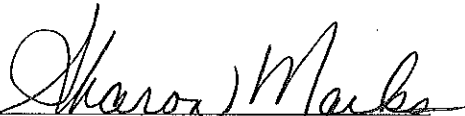
Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents for any injury or damage resulting from any action or inaction on the part of the City, its officers, employees or agents.

Section 19: Corrections.

The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's / clerical errors, references, ordinance numbering, section / subsection numbers and any references thereto.


RAY STEPHANSON, MAYOR

ATTEST:


CITY CLERK

Passed: 5-21-08

Valid: 5-29-08

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